

Explanation of fees and expenses

Our fees cover the work required to complete the purchase of your property based on this being an established property with a freehold title.

The fees and estimates guide below is based on a standard transaction but there can be further stages and additional work required for more complex or unusual transactions, e.g. if there are complications with the title, there are more than one title comprising the property you are buying or a third party such as a management company is involved.

Fees & Expenses Guide:

Purchase Price Less than £250,000.00 – £'s

Legal Fees	600.00
Vat	120.00
Money Transfer Administration Fee	30.00
Vat	6.00
Searches	
estimated to be	145.80
Identity and Anti Money Laundering fee per person	4.00
Vat	0.80
Land Registry and Land Charges	
estimated to be	7.00
Land Registry registration fee*	95.00 to 135.00
Estimated Total excluding SDLT	1048.60

* based on a property registered at the Land Registry and it being a Transfer of Whole

Purchase Price £250,001.00 – £500,000.00 – £'s

Legal Fees	725.00
Vat	145.00
Money Transfer Administration Fee	30.00

Vat	6.00
Searches	
estimated to be	145.80
Identity and Anti Money Laundering fee per person	4.00
Vat	0.80
Land Registry and Land Charges	
estimated to be	7.00
Land Registry registration fee*	135.00
Estimated Total excluding SDLT	1198.60

* based on a property registered at the Land Registry and it being a Transfer of Whole

Purchase Price £500,001.00 – £750,000.00 – £'s

Legal Fees	850.00
Vat	170.00
Money Transfer Administration Fee	30.00
Vat	6.00
Searches	
estimated to be	145.80
Identity and Anti Money Laundering fee per person	4.00
Vat	0.80
Land Registry and Land Charges	
estimated to be	7.00
Land Registry registration fee*	270.00
Estimated Total excluding SDLT	1483.60

* based on a property registered at the Land Registry and it being a Transfer of Whole

Properties with a value of over £750,000 vary greatly according to type and location so further details will be required before we are able to provide an estimate of the likely fees and expenses. Please contact us on 01536 771077 or send an email to: david@dmsolicitor.uk

- **Fees** are monies paid to David Madams Solicitor for the work we undertake
- **Expenses** are monies that are paid to third parties, e.g. the amount payable for searches or charged by the Land Registry.

Stamp Duty Land Tax (“SDLT”)

SDLT is payable if the property is located in England.

The amount of SDLT depends upon the purchase price of the property and other details of the transaction, e.g. whether the property will be only one you own.

You can calculate the amount you will need to pay by using the calculators on the HMRC website for SDLT <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>