

Conveyancing: Your Guide to Our Fees

Our fees cover all of the work required to complete the sale or purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales. Our fees are dependent on the value and type of property you are buying and selling and a few other factors.

We want to be transparent on our fees You can get a quote from our website <https://www.ker.co.uk/services/residential-property-2/> which does not require any login or other information other than the price of the property and replies to a few yes/no answers. By putting in the postcode the system will try to get accurate search costs for that area.

The quote will give you the best estimate of your costs but we can also send you a quote by email if you want to be guided through the questions.

To assist you further in understanding how our charges work and what terms we use please see further below.

Legal Costs

Conveyancer's fees (what we charge for our time) can be made up of different elements.

- Legal fee or Our fees – this will be our base charge for the sale or purchase or remortgage. This cost will be payable in all circumstances.
- Acting for your mortgage lender or lenders fee – we charge this on purchase transactions where we are acting for the lender as a panel solicitor or where we are liaising with the lenders lawyer. Needless to say we do not charge this if you are a cash purchaser. This is not charged on sale unless you have more than one mortgage to pay back.
- SDLT or Stamp Duty completion fee - we charge again an additional fee on a purchase where we are completing and submitting a stamp duty land tax fee on your behalf – this includes any fees for payment to the Revenue within the 15 day deadline of completion. This is payable even if there is no SDLT to pay.

- Electronic money transfer fee £30 – we charge this for setting up, checking and sending any funds electronically and this includes any fees charged to us by our bank for such a payment. This is charged per payment.
- ID checks – £9.95 we treat these as part of our fees

VAT at 20% is always charged on the above items.

Disbursements

Disbursements are costs or expenses related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smooth process. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the circumstances.

For Purchases

- Search fees £350 (this is a budget for a local, environmental and water/drainage search) – the cost varies by area – broadly the fees are higher in London Boroughs and we always use official searches. We charge you the cost of these searches plus VAT without any additional mark up. The costs will include any admin or mapping fees charged by our search providers.
- Stamp Duty* – this varies by purchase price and your personal circumstances and area. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here](#).
- HM Land Registry fee – this varies according to the type of transaction and price. If for example the property is a new build then a higher fee is payable for the same value property which is already registered.
- Priority search £3
- Land Charges (bankruptcy searches) £2 per person

For Sales

- Office copies of the title or filed documents - £6 for the basic title and £3 per additional filed document.

VAT

VAT is payable at a rate of 20% on some disbursement. Confusingly not all disbursements carry VAT. There is no VAT on SDLT and Land Registration fees.

Leasehold Property

The above information applies to freehold property (houses and bungalows).

Different disbursements may apply to leasehold property (flats and maisonettes). We will not know the cost of these until we see the lease and/or replies from the Landlord and/or Management Company

Estimated Disbursements (may not apply in all circumstances).

For Purchases

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £10- £150.
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £10 and £150.
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £50 and £200.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50 – £150.

For Sales

- Management Packs or replies to LPE1 - To be confirmed with the Landlord or Management Company but this can range from £100 - £500.

Note these are estimated disbursements and they vary from property to property and can on occasion be significantly more than the ranges given above. We can often give you an accurate figure once we have sight of your specific documents.

We do not however mark up or inflate the cost of disbursements. They are charged to you at cost plus VAT where applicable.

FAQs

How long will my conveyancing take?

How long it will take from your offer being accepted until you can move in/out of your house will depend on a number of factors. The average conveyancing process nationwide takes between 10-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take 6 weeks. However, if you are buying or selling a leasehold property it often takes longer because we tend to wait for management/freeholder information. This may take nearer the 10-12 week average or longer.

Factors can complicate any transactions, for example if the lease you are buying or selling requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such, a situation additional charges would apply (normally around £650 plus VAT for the lease extension if combined with the sale/purchase).

What do we do for our fee?

The precise stages involved in the purchase or sale of a residential property vary according to the circumstances. However, below are some of the key stages on a purchase:

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature

- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

On a sale we would typically:

- Take your instructions and give you initial advice
- Obtain your title deeds
- Arrange for you to complete the pre contract enquiries.
- Prepare the draft contract documents
- Obtain further planning documentation if required
- Deal with any necessary additional enquiries from the buyer's solicitor
- Send final contract to you for signature
- Agree completion date (date from which you vacate the property)
- Exchange contracts and notify you that this has happened
- Arrange for the mortgage(s) on the property to be redeemed
- Obtain and pay the estate agents fee
- Complete the sale
- Account to you for the net proceeds.

Variations to our fees

Our fees quote assumes that:

- a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- b. the transaction is concluded in a timely manner and no unforeseen complication arise
- c. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Typically our charges will increase if, for example, the following factors apply:

- there is an unusual mortgage – particularly if that lender will not instruct us to deal with their requirements and we need to liaise with third party solicitors acting for the lender.
- The sale includes a new build element or setting up new leases.
- There are multiple owners and you require a trust deed or similar arrangement put in place between the parties.
- The purchase or sale involves a shared ownership scheme
- You are using a help to buy scheme, and whether it is an equity loan or ISA or Lifetime ISA

This list is not exhaustive but if complicating factors arise we will contact you to agree a new quote before progressing.

Conveyancing Department Staff Experience

Mark Sadler – Solicitor and Director

Mark has over 25 years' experience in property.

Residential conveyancing accounts for 25% of Mark's current workload

David Farr – Solicitor and Director

David has over 35 years' experience in property.

Conveyancing accounts for 30% of David's current workload

Fred Rylah – Solicitor and Director

Fred has over 15 years' experience in property.

Conveyancing accounts for 40% of Fred's current workload

Mouzzam Yamin – Solicitor

Mouzzam has over 10 years' experience in property.

Conveyancing accounts for 100% of Mouzzam's current workload

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