

UNFORESEEN COMPLICATIONS OR ADDITIONAL WORK

SCHEDULE OF ADDITIONAL CHARGES - Purchase

1. Properties occupied by tenants: £150.00 + VAT per tenancy.
2. Arranging or approving necessary indemnity insurance policies: £50.00 + VAT for insurance against chancel repair, lack of building regulations and/or planning permission. £150.00 + VAT each for all other required policies. This fee is in addition to the policy premium.
3. Approving or drafting a statutory declaration or statement of truth (if straightforward): from £150.00 + VAT
4. Key release undertaking for early occupation: £100.00 + VAT
5. Completion less than 5 working days after exchange of contracts, or where additional or urgent unexpected work is required between exchange and completion: £100.00 + VAT
6. Funds introduced by third parties: £150.00 + VAT per party (to deal with ID requirements, checking source of funds and dealing with lenders' instructions) + disbursements.
7. Ordinary power of attorney: £100.00 + VAT per person.
8. Trust deed: from £300.00 + VAT
9. Claiming Help to Buy Bonus: £50.00 + VAT per claim
10. Claiming Lifetime ISA Bonus: £50.00 + VAT per claim
11. A Discretionary Charge may be levied for up to £500.00 plus VAT (depending on complexity) for dealing with an unregistered title or epitome of title.
12. Any additional copies of titles, plans, documents needed from HMLR will cost £7.00 per item.
13. A Discretionary Charge may be levied for the following items depending on the difficulty obtaining the same or the circumstances:-
 - Obtaining Planning or other Copy Documents
 - Obtaining Tree Preservation Orders
 - Obtaining S106 Agreements
 - Obtaining Building Regulation Certificates
 - Simultaneous Exchange and Completion
 - Leasehold matters where apportionments have been calculated but Exchange/Completion is delayed
14. It is appreciated that clients may wish to send deposits or completion money to us by way of multiple payments, often because of restrictions on internet transfers. Unfortunately, we incur costs on every transfer we receive both for the administration time each takes to process, and because our online cashier system makes a charge for every transfer. Accordingly, it would be appreciated if funds could be sent to us by as few transfers as possible. If funds are sent in multiple transfers from a single account, then we reserve the right to charge an administration fee of £20.00 (plus VAT) for every transfer received after the first.

VAT at the prevailing rate, currently 20%