

UNFORESEEN COMPLICATIONS OR ADDITIONAL WORK

SCHEDULE OF ADDITIONAL CHARGES - Sale

1. Any additional copies of titles, plans, documents required from HM Land Registry will cost £7.00 per item.
2. Properties occupied by tenants: £150.00 + VAT per tenancy.
3. 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.
4. Approving or drafting a statutory declaration or Statement of Truth (if straightforward): from £150.00 + VAT
5. Repayment or discharge of additional mortgages or Credit Card with mainstream lender: £75.00 + VAT per charge plus £35.00 + VAT for Bank transfer fee.
6. Completion less than 5 working days after exchange of contracts or where additional or urgent work is required between exchange and completion: £100.00 + VAT
7. Ordinary power of attorney: £100 + VAT per person.
8. 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
9. 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

VAT at the prevailing rate currently 20%