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| **ADDITIONAL LEGAL SERVICES**  **(all fees are subject to VAT)** |  |
| **Access/Key Undertakings** | **£75.00** |
| **Adult occupier - signature to a consent form required by Lender** | **£75.00** |
| **Adverse Possession Application** | **From £250.00** |
| **Anti-Fraud Restriction – form LL** | **£100.00** |
| **AST - preparation/advice and Report thereon** | **£225.00** |
| **AST – Buy to Let – existing tenant(s) remaining** | **£150.00** |
| **Auction Conveyancing fee** | **£450.00** |
| **Building Safety Act – investigations/enquiries etc** | **TBC (hourly rate)** |
| **Dealing with Mutual Covenant – Flying Freehold** | **£150.00** |
| **Dealing with third Party Lawyers - e.g. Mortgagees Solicitors//Matrimonial or Probate Lawyers etc.** | **From £295.00** |
| **Declaration of Solvency and preparation of deed** | **£50.00** |
| **Deed of Covenant preparation** | **£165.00** |
| **Deed of Easement (to grant/release or vary rights)** | **From £350.00** |
| **Deed of Postponement** | **£150.00** |
| **Delayed/Failed Completion** | **To be advised** |
| **Development Loans With Drawdown Facilities (per draw down)** | **£150.00** |
| **Drafting additional Contract packages for Sale Contract Race** | **(per pack) From £250.00** |
| **Expedition - completion five or less working days after exchange/Simultaneous exchange and completion** | **£150.00** |
| **File Retrieval from archive** | **£75.00** |
| **File Storage fee** | **£30.00** |
| **Gifted Deposit Fee - dealing with Lender requirements** | **£100.00** |
| **Help to Buy ISA Fee** | **From £50.00** |
| **Help to Buy Scheme Fee** | **From £475.00** |
| **Indemnity Insurance Policy** | **£75.00** |
| **Independent Legal Advice - Personal Guarantee/Joint Borrower, Sole Proprietor** | **From £250.00**  **(per person per property)** |
| **Islamic Mortgages** | **From £300.00** |
| **Leasehold supplement fee** | **£200.00** |
| **Lease Creation/Extension/Variation** | **From £750.00** |
| **Lifetime ISA fee** | **From £100.00** |
| **Limited Company Supplement** | **£100.00** |
| **Mortgage Legal Fee - dealing with Lender requirements** | **£150.00** |
| **Mortgage Redemption Fee** | **(per loan/charge)£100.00** |
| **New Build Fee** | **From £150.00** |
| **Notice of Severance (of joint tenancy)** | **£50.00** |
| **Purchase of a Freehold reversion for a Leasehold Property** | **From £450.00** |
| **Purchase with Lifetime Mortgages (Equity Release)** | **£300.00** |
| **Removal of Anti-Fraud Restriction if we acted** | **£100.00** |
| **Removal of Anti-Fraud Restriction if we did not act** | **£250.00** |
| **Removal of Land Registry Restriction/Caution/Notice** | **From £50.00** |
| **Repossession - Sale by Lender fee** | **From £125.00** |
| **Sale/Purchase with Power of Attorney** | **£300.00 (each)** |
| **SDLT Form on sale where Staircasing is involved** | **£60.00** |
| **SDLT Return Form Fee – electronic submission** | **£60.00** |
| **Second Mortgages and other loans** | **£100.00** |
| **Second/subsequent loans and dealing with transfer** | **£150.00** |
| **Service Charge Retentions and administration** | **From £50.00** |
| **Shared Ownership Fee** | **From £200.00** |
| **Simple Deed of Trust** | **£250.00** |
| **Statutory Declaration** | **From £200.00** |
| **Sub-Division of Land** | **From £250.00** |
| **Transfer of Equity** | **From £575.00** |
| **Transfer of Funds - CHAPS** | **(per payment) £32.50** |
| **Transfer of Funds to persons other than named Clients -Cheque/FP/BACS** | **(per payment) £20.00** |
| **Transfer of Part (creation)** | **From £345.00** |
| **Transfer/registration of Legal Aid Charge/Deed of Substituted Security** | **£250.00** |
| **Unregistered Title – Epitome on Sale/First Registration on Purchase** | **£350.00** |
| **Unregistered Title - Voluntary First Registration** | **£350.00** |
| **Verifying a source of funds received from you via third party** | **£100.00** |