

Purchase: Fixed Legal Fees*

Freehold/Leasehold House

Tier	Purchase Price	Cost	VAT	Total
1	£0-£150,000.00	£575.00	£115.00	<u>£690.00</u>
2	£150,001.00-£200,000.00	£700.00	£140.00	<u>£840.00</u>
3	£200,001.00-£300,000.00	£825.00	£165.00	<u>£990.00</u>
4	£300,001.00-£500,000.00	£970.00	£194.00	<u>£1,164.00</u>
5	£500,001.00-£1,000,000.00	£1,250.00	£250.00	<u>£1,500.00</u>
6	£1,000,000.00	0.15% of the sale price		

Please note, for any transactions outside of the North West there will be an additional charge of £300.00 + VAT

Plot/Flat/Shared Ownership*

Tier	Purchase Price	Cost	VAT	Total
1	£0-£150,000.00	£645.00	£129.00	<u>£774.00</u>
2	£150,000.00-£200,000.00	£750.00	£150.00	<u>£900.00</u>
3	£200,000.00-£300,000.00	£885.00	£177.00	<u>£1,062.00</u>
4	£300,000.00-£500,000.00	£1,020.00	£204.00	<u>£1,224.00</u>
5	£500,000.00-£1,000,000.00	£1,300.00	£260.00	<u>£1,560.00</u>
6	£1,000,000.00 +	0.15% of the sale price		

Please note, for any transactions outside of the North West there will be an additional charge of £300.00 + VAT

*Fixed legal fees are inclusive of investigating legal title. Which includes raising enquiries on your behalf with regards to legal title and planning applications, interpreting search results, reporting to you on Contract and Mortgage Documentation and bringing the transaction to a conclusion and registration of the legal title at HM Land Registry.

Tier	HM Land Registry Fees	1st Reg	Electronic
1	£0 - £80,000	£40.00	£20.00
2	£80,001 - £100,000	£80.00	£40.00
3	£100,001 - £200,000	£190.00	£95.00
4	£200,001 - £500,000	£270.00	£135.00
5	£500,001 - £1,000,000	£540.00	£270.00
6	£1,000,000 +	£910.00	£455.00

Tier	Stamp Duty:-	Standard
1	£0 - 500,000	Exempt
2	£500,001 - £925,000	5%
3	£925,001 - £1,500,000	10%
4	£1,500,000.00	12%

If the property is in Wales you will have to pay the Land Transaction Tax as prescribed by the Welsh Government.

If the Property is to be a second home or buy to let you will have to pay the Higher Rate of Stamp Duty as prescribed by the HMRC.

Disbursements	Costs	VAT	Total
Telegraphic Transfer Fee	£35.00	£7.00	£42.00
SDLT Form	£50.00	£10.00	£60.00
Help To Buy ISA (Per HTB)	£50.00	£10.00	£60.00
Search Fee Package	£176.00	TI	£176.00
AML ID Search (£5 per Name)	£5.00	£1.00	£6.00
LR Priority Search	£3.00	TI	£3.00
Bankruptcy Search (per name)	£2.00	TI	£2.00
Indemnity Insurance Admin Cost	£10.00	£2.00	£12.00
Key Undertaking	£75.00	£15.00	£90.00
Declaration of Trust	£75.00	£15.00	£90.00