

OUR FEES EXPLAINED

At Hughes Jenkins we pride ourselves in providing you with a clear and accurate estimate of our costs at the outset of your case.

Our Conveyancing fees:-

FREEHOLD RESIDENTIAL PURCHASE:-

Legal fees on properties below £100,000	Legal fees on properties between £100,001 to £150,000.00	Legal fees on properties between £150,001 to £200,000.00
£495.00 plus VAT of £99.00 BASIC LEGAL FEE	£500.00 plus VAT of £100.00 BASIC LEGAL FEE	£525.00 plus VAT of £105.00 BASIC LEGAL FEE
£30.00 plus VAT of £6.00 Telegraphic transfer fee	£30.00 plus VAT of £6.00 Telegraphic transfer fee	£30.00 plus VAT of £6.00 Telegraphic transfer fee
Total fee: £630.00	Total fee: £636.00	Total fee: £666.00

Disbursements:-

Disbursements are monies paid to third parties on your behalf):-

Full search package: £155.00 (which consists of Local Authority, Water & Drainage, Environmental and Coal Mining)

Land Registry searches: £3.00 per title.

Bankruptcy searches: £2.00 per name.

HM Land Registration fee: this varies on the price of the property and whether the property is registered or unregistered. Please refer to the link which will confirm the fees
<http://landregistry.data.gov.uk/fees-calculator.html>

Stamp Duty: Again this varies on the price of the property, where the property is located and whether you own or have previously owned another property. Please refer to the link which will confirm the fees.

For properties in Wales:
<https://littcalculator.wra.gov.wales/ChargeableTransactionType>

For properties in England:
<https://beta.gov.wales/land-transaction-tax-calculator>

FREEHOLD RESIDENTIAL SALE:-

Legal fees on properties below £100,000	Legal fees on properties between £100,001 to £150,000.00	Legal fees on properties between £150,001 to £200,000.00
£475.00 plus VAT of £95.00 BASIC LEGAL FEE	£495.00 plus VAT of £99.00 BASIC LEGAL FEE	£500.00 plus VAT of £100.00 BASIC LEGAL FEE
£30.00 plus VAT of £6.00 Telegraphic transfer fee	£30.00 plus VAT of £6.00 Telegraphic transfer fee	£30.00 plus VAT of £6.00 Telegraphic transfer fee
Total fee: £606.00	Total fee: £630.00	Total fee: £636.00

Disbursements:-

Disbursements are monies paid to third parties on your behalf):-

Office Copies (Land Registry): 6.00

Our fee assumes that:

- The transaction 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
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Additional fees will be payable for:-

For dealing with a leasehold property	£125.00 plus VAT <i>Leasehold titles are more complex and involves checking the terms of the Lease and dealing with the Landlord and/or Management Company</i>
For dealing with a help to buy equity Loan	£150.00 plus VAT <i>Help to Buy loans are more complex and involves dealing with Help to Buy Wales</i>
Help to Buy ISA requests:	£40.00 plus VAT <i>Our standard fee does not include the additional work for dealing with the ISA requirements and draw down of the bonus</i>

Shared Ownership Properties	£150.00 plus VAT <i>Shared ownership properties are more complex and involves checking the terms of the Lease and dealing with your lender's requirements on shared ownership and also liaising with the Housing Association and/or Management Company</i>
Statutory Declaration	£125.00 plus VAT <i>This is may be required to resolve a defect in title</i>
Declaration of Trust	£125.00 - £250.00 plus VAT <i>This may be required where a property is being purchased jointly but each party is contributing different amounts</i>
Telegraphic Transfer fee	£30.00 plus VAT <i>This relates to any transfer of funds. Our fees above accounts for one transfer. Any further transfers will incur an additional transfer fee for each transfer</i>
Corresponding with a Third party	£100.00 - £200.00 plus VAT <i>If we have to liaise with a third party this will incur additional work</i>

Any work which is non standard to the transaction i.e. negotiating rights of way, release of covenants, licence for alterations, lease extension and other such matters would incur additional fees. Any additional fees for these types of matters would be discussed with you should these events arise.