



FAIRHURST  
MENUHIN & CO  
SOLICITORS

## COSTING GUIDE

### RESIDENTIAL PROPERTY SALE

We have prepared this information sheet to provide our prospective client with information in relation to the costs that may be charged on a residential property sale transaction. Every property is different and until we have all the details relating to your particular transaction we are not able to give you an exact estimate of costs.

Our fees cover the work required to complete the sale of your property, including dealing with the repayment of your mortgage and the estate agent's fees where the sale is agreed via an estate agent.

#### Legal Fees

Value of Property	Legal Fee* (freehold property)
Up to £125,000	Between £795.00 and £1,000.00
£125,001 to £400,000	Between £1,000 and £1,200
£400,001 to £749,000	Between £1,200 and £1,500.00
£749,001 to £1 million	Between £1,500.00 and £1,700.00
£1 million to £1.5 million	Between £1,700.00 and £2,500.00
From £1.5 million	Please contact us to obtain a quote

**\*All fees referred to above are subject to VAT**

#### Additional Fees as applicable

Leasehold	£250.00 + VAT
Redemption of Help to Buy Equity Loan	£100.00 + VAT
If more than 1 mortgage to repay	£20.00 + VAT per additional mortgage
Mortgage Redemption - £100 + VAT	

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## Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

- HM Land Registry fees from £6 (dependent on the number of official documents required);
- Electronic money transfer – admin fee £30 (plus VAT) per transaction;
- Managing agent/landlord/management company fees are applicable on all leasehold property sales. We will contact the relevant managing agent upon receiving your instructions for confirmation as to what fees will be charged by them. The fees payable vary from one managing company to another and such fees are out of our control.

The fees estimated within this information sheet assumes that:

- This 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 complications arise;
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Below is a list of things that may increase the estimated cost and the length of time taken to complete your transaction:

- Foreign AML Checks;
- Preparation of a Statutory Declaration;
- First registration of title;
- Shared ownership scheme;
- Sale at auction.

This is not an exhaustive list.

We would advise you to contact us directly to discuss your matter so that we can give you more accurate information in relation to the costs that will be associated with your property sale.