

Pricing & Service Information

Purchase of a Property (leasehold and freehold)

Our fees cover all of the legal work required to complete the purchase of the property, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales. A live quote is available from our website here: <https://www.kitsons-solicitors.co.uk/service/residential-property/>.

The information is based on a number of assumptions and particular the fee 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 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.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction, but we will advise you if this becomes the case and will tell you about any additional costs when they arise: -

Stamp Duty or Land Tax	You will also have to pay Stamp Duty or Land Tax. The amount depends on the purchase price of your property and whether you own any other properties. You can calculate the amount you will need to pay by using HMRC's website https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro or if the property is located in Wales by using the Welsh Revenue Authority's website https://beta.gov.wales/land-transaction-tax-calculator								
What happens if the transaction does not complete:	<p>ABORTIVE COSTS</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>STAGE</u></th> <th style="text-align: right;"><u>% of our charge</u></th> </tr> </thead> <tbody> <tr> <td>Prior to draft documentation:</td> <td style="text-align: right;">20%</td> </tr> <tr> <td>Upon commencement of drafting documentation or documents being received:</td> <td style="text-align: right;">70%</td> </tr> <tr> <td>Upon finalising the draft documentation:</td> <td style="text-align: right;">90%</td> </tr> </tbody> </table>	<u>STAGE</u>	<u>% of our charge</u>	Prior to draft documentation:	20%	Upon commencement of drafting documentation or documents being received:	70%	Upon finalising the draft documentation:	90%
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The experience of the people who may carry out the work for you:	<p><u>Meet the Team</u></p> <p>Visit: https://www.kitsons-solicitors.co.uk/service/residential-property/</p>								

TIMINGS AND STAGES

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes about 6-12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are purchasing property with a mortgage and also selling without a chain it could take 16 weeks.

Stages of the process

The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:

- Obtain up-to-date ID
- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Review mortgage offer
- Send transfer and Contract documents to you for signature
- Agree completion date (date from which you own the property)
- Arrange for all monies needed to be received from lender and you
- Exchange contracts and notify you that this has happened
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry
- Provide you with updated Title documentation relating to your property.

Anticipated Leasehold Purchase Disbursements*

Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is in the region of £50 - £100.

Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is in the region of £50 - £100.

Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is in the region of £50 - £100.

Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £100 and £200.

Conveyancing Legal Fees and Disbursements:

Note: 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.

Pricing & Service Information

Sale of a Property (leasehold and freehold)

Our fees cover all of the legal work required to complete the sale of the property based in England & Wales. A live quote is available from our website here: <https://www.kitsons-solicitors.co.uk/service/residential-property/>.

The information is based on a number of assumptions and particular the fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title or lease 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.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction but we will advise you if this becomes the case and will tell you about any additional costs when the arise.

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<u>TIMINGS AND STAGES</u> How long it will take from the offer being accepted until you can move in to your house will depend on a number of factors. On average the process takes between 6-12weeks. It can be quicker or slower, depending on the parties in the chain. <u>Stages of the process</u> The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include: •Obtain up-to-date ID									

- Take your instructions and give you initial advice
- Review title documents
- Prepare contract documents
- Obtain the management pack
- Dealing with enquiries raised by your buyer's Solicitors and liaising with you as necessary in order to respond to them;
- Exchanging contracts;
- Approving the transfer deed received from the buyer's solicitors;
- Completing your sale;
- Dealing with all post-completion matters, particularly repaying any outstanding mortgages or loans;
- Accounting to you for the proceeds.

Conveyancing Legal Fees and Disbursements:

Note: Disbursements are costs related to your matter that are payable to third parties. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will be set out in the individual lease relating to the Property. The disbursements which we anticipate will apply are set out in our online quote system. This list is not exhaustive and other disbursements may apply depending on the term of the lease.

These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Pricing & Service Information

Mortgages and Remortgages

A mortgage or re-mortgage occurs either when a mortgage is placed on a property which has no mortgage or you redeem the existing mortgage and take out a mortgage with a new lender. Our mortgage and remortgage price information applies only if you are using a mainstream or High Street Lender. If you have a mortgage offer with a non-mainstream or more niche lender, then our fees will be higher.

It is important to note that you cannot normally remortgage unless you have owned the property for a period of six months. If you wish the remortgage to go through within the six months period you must check with your lender as to whether this is possible.

The information is based on a number of assumptions and particular the fee assumes that:

- this is a standard 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.

There may be circumstances when other costs may be incurred due to particular circumstances of your particular transaction, but we will advise you if this becomes the case and will tell you about any additional costs when the arise.

Mortgage Value	Fees and Disbursements								
£0 to £1,000,000+	Legal fee £350 plus VAT of £70.00 •Search fees £0 - £250 •HM Land Registry fee £6.00 Registration Fee £20 - £680 (depending on whether it's a first registration) •Electronic money transfer fee £35 plus VAT of £7								
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<p>The typical timescales and key stages of the purchase transaction</p>	<p><u>TIMINGS AND STAGES</u></p> <p>How long it will take from the offer being made until the remortgage is completed and registered will depend on a number of factors. On average the process takes between 4-8weeks.</p> <p>It can be quicker or slower, depending on the parties involved.</p> <p><u>Stages of the process</u></p> <p>The precise stages involved in the purchase of a residential property vary according to the circumstances but will typically include:</p> <ul style="list-style-type: none"> ○ Obtaining ID ○ Obtaining details from you as to the whereabouts of your Title Deeds (if applicable). If you have a mortgage on the property, it is likely that the title deeds will be with your lender. If this is the case, we will require the details of your lender as well as your account number. ○ Investigating the title of the property and obtaining a redemption figure for your existing mortgage ○ We may need to carry out a Local Authority Search. This will entirely depend upon whether your new lender requires a search to be undertaken ○ Considering the mortgage company's instructions to us and considering the terms and conditions of your mortgage to ensure that they are complied with ○ Preparing the mortgage and other documents and obtaining your signatures to them where appropriate ○ Reporting to the mortgage company and obtaining the mortgage advance ○ Completing the re-mortgage. This is the date when the old mortgage will be repaid and the new mortgage will commence. ○ Registering the transaction at the Land Registry; ○ Forwarding the title documents to the mortgage company and accounting to you for any money held on your behalf.
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Complaints information

You can always give us your feedback.

If you wish to complain about our service, please contact Nicholas Johnson, our Client Care Partner on 01392 455966 or at nicholas.johnson@kitsons-solicitors.co.uk.

We have a complaints handling procedure, which you can read on our website here: www.kitsons-solicitors.co.uk/complaints.

You can always send your complaints to the **Legal Ombudsman**. They can be contacted at www.legalombudsman.org.uk. Please read the conditions carefully.

If you are not satisfied with the outcome of these processes, you can take up the matter with the **Solicitors Regulation Authority**. They can be contacted at sra@complaints.org.uk.