

Pricing & Service Information

Sale of a Property (leasehold and freehold)

Sales

From	To	Freehold	Leasehold
£0	£200,000	£950 (+£190)	£1,150 (+£230)
£200,000	£300,000	£1,000 (+£200)	£1,200 (+£240)
£300,000	£400,000	£1,050 (+£210)	£1,250 (+£250)
£400,000	£500,000	£1,100 (+£220)	£1,300 (+£260)
£500,000	£600,000	£1,300 (+£260)	£1,500 (+£300)
£600,000	£750,000	£1,450 (+£290)	£1,650 (+£330)
£750,000	£1,000,000	£1,550 (+£310)	£1,750 (+£350)
£1,000,000	plus	refer	refer

Plus VAT and disbursements

Fees relating to additional tasks

SDLT forms	£30 (+£6)
Each additional Management Company involved for Leaseholds	£50 (+£10)
Declaration of Trust	£150 (+£30)
Statutory Declaration & Indemnity insurance (ie lack of easement)	£150 (+£30)
Help to Buy ISA (per ISA)	£50 (+£10)
Help to Buy Scheme (Government Scheme)	£250 (+£50)
Shared Ownership	£250 (+£50)
New build properties	£250 (+£50)
Transfer of Equity (no mortgage)	£350 (+£70)
Transfer of Equity (with mortgage)	£575 (+£115)
Mortgage / Remortgage (properties up to £500k)	£550 (+£110)
(properties over £500k)	£750 (+£150)
Equity Release	£750 (+£150)

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

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.

What happens if the transaction does not complete:	ABORTIVE COSTS	
	STAGE	% OF OUR CHARGE
	Prior to draft documentation:	20%
	Upon commencement of drafting documentation or documents being received:	70%
	Upon finalising the draft documentation:	90%
The experience of the people who may carry out the work for you:	<u>Meet the Team</u> Visit: https://www.kitsons-solicitors.co.uk/service/residential-property/	

TIMINGS AND STAGES

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 6-12 weeks.

It can be quicker or slower, depending on the parties in the chain.

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
- 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.