

Additional Conveyancing Fees

FORSTER\DEAN
Solicitors

When providing a quotation for your transaction we always aim to be as comprehensive as possible. However, the area of conveyancing is so vast (and sometimes complex) that we are simply unable to anticipate every eventuality of your particular transaction. Also, at the time of the quotation, we have no details of the legal title to the property or legal matters surrounding it. It is for this reason that we have listed below our additional fees payable in respect of certain matters described that could be charged to your transaction, if applicable.

Some of these may be anticipated and included in your original quotation (for example, a Gift, Leasehold or Lifetime ISA). However, some we would have no way of knowing until the transaction is underway. We will always try to communicate additional fees to you at the earliest opportunity. **However, if you feel any of the below may apply to your matter and / or you wish for further information you must let us know as soon as possible.**

Notwithstanding the below list, in very rare situations, due to the particular circumstances of a legal title or the transaction at hand we may have to advise you to take more specialised legal advice in order to resolve an issue which we may be unable to assist with.

Additional Chargeable Services	Fee	VAT	Total
Abortive Fees (This will be discussed with your case handler)	£TBC	-	-
Additional Borrowing/Lender	£350	£70	£420
Additional Land Registry Application	£150	£30	£180
Additional Redemptions / Charges /Mortgages	£150	£30	£180
Adult Occupiers (Lender Consent)	£75	£15	£90
Affordable Housing / Age Restrictions	£250	£50	£300
Amended / Revised Mortgage Offers	£100	£20	£120
Companies House Charge Registration	£95	£19	£104
Company Mortgage Review	£120	£24	£144
Company Purchase	£180	£36	£216
Complex or Buy to Let Mortgage	£150	£30	£180
Dealing with Third Party Solicitors	£100	£20	£120
Deed of Rectification (it may not be possible in all circumstances for us to be able to arrange this)	£550	£110	£660
Drafting Declaration of Trust	£200	£40	£240
Drafting Deed of Covenant	£100	£20	£120
Duplicate Certificates (per document)	£50	£10	£60
Estate Maintenance Charges or Dealing with a Management Company	£300	£60	£360
Expedition (please note we can never guarantee completion by a given date)	£450	£90	£540
Gift / 3 rd Party Contributions	£100	£20	£120
Help to Buy ISA	£50	£10	£60
Help to Buy Sale Redemption	£300	£60	£360
Indemnity Insurance Arrangements	£50	£10	£60
Key Undertaking / Similar Access	£350	£70	£420
Lease Variation / Extension (it may not be possible in all circumstances for us to be able to arrange this)	£550	£110	£660
Leasehold Flat	£350	£70	£420
Leasehold Houses or Dealing with Landlords	£200	£40	£240
Lender Portal Administration (LMS/Lender Exchange)	£50	£10	£60
Lender Separate Representation	£250	£50	£300

Lifetime ISA	£75	£15	£90
Matters involving Power of Attorney / Court of Protection	£300	£60	£360
MOD Loan	£350	£70	£420
Multiple Legal Titles (per additional Title)	£100	£20	£120
Onboarding Fee	£16.67	£3.33	£20
Possessory Title	£350	£70	£420
Repossession	£450	£90	£540
Restrictions	£150	£30	£180
Retentions	£75	£15	£90
Right to Buy / Acquire	£150	£30	£180
Septic Tank	£350	£70	£420
Share of Freehold	£200	£40	£240
Solar Panels	£100	£20	£120
Solar Panels with Lease of Airspace	£300	£60	£360
Statements of Truth / Statutory Declarations	£100	£20	£120
Telegraphic Transfer Fee (per Transfer)	£33.33	£6.67	£40
Transactions involving Tenancies	£100	£20	£120
Transfer of Part	£350	£70	£420
Unilateral Notices / Cautions/ Other	£150	£30	£180
Unregistered Property	£300	£60	£360
Upgrade of Title	£100	£20	£120

Please be aware that this list is not exhaustive. As you can see, the area of conveyancing is quite far reaching and numerous complex circumstances can arise and so we reserve the right to charge additional fees for additional legal work when required.