

# Fixed Fee Residential Conveyancing

When we have specific details of you and your transaction we will be able to provide a bespoke quotation specific to your circumstances. Further details are below.

## Purchase of freehold property

Our fees include all legal work involved in the purchase of your new property. The total fee is made up of two elements:

- MS LAW fees;
- Fees payable to third parties (known as ‘disbursements’).

We always provide a fixed fee quote at the outset, based on numerous factors including the property value and location; how you are financing the property, the work we believe will be involved and any additional information you provide.

Once we have further information about our clients and their circumstances, plus the property itself, we are usually in a position to update the breakdown of any anticipated disbursements and additional fees.

A summary of our fees is set out below. **A range is provided in the table. When we have the specific details of you and your transaction we will be able to provide a bespoke quotation specific to your circumstances.**

<b>MS LAW LLP professional fees</b>	<b>Cost + VAT</b>
Legal Fees	£450.00 - £1500.00 +VAT at the rate of 20%
<b>Additional fees which include MS LAW’s administration costs</b>	
Mortgage Fee (if applicable)	£100.00 - £250.00 + VAT at the rate of 20%
Fee for Land Tax Form to be submitted to HMRC (Stamp Duty Land Tax)	£75.00
VAT	£15.00
Bank Transfer Fee	£30.00
VAT on Bank Transfer Fee	£6.00
ID Search Fee	£5.00
VAT on ID Search Fee	£1.00
Lawyer Checker Fee	£15.00
VAT on Lawyer Checker Fee	£3.00
<b>Disbursements (expenses we incur on your behalf)</b>	

	Purchase Price	Fee
Land Registry Fee charge fees dependent on the purchase price	£0 – £80000	£20.00
	£800001.00 - £100000	£40.00
	£100001.00 - £200000	£95.00
	£200001.00 - £500000	£135.00
Local Search	£54.17	
VAT on Local Search	£10.83	
Drainage and Water Search	£50.00	
VAT on Drainage and Water Search	£10.00	
Environmental Search	£61.20	
VAT on Environmental Search	£12.24	
Coal Search	£35.00	
VAT on Coal Search	£7.00	
Bankruptcy Fee per person	£2.00	
Land Registry Searches	£3.00	
<b>Total VAT (based on our fees at £450.00)</b>	£155.07	
<b>Total (inc VAT, our fees and disbursements Based on a purchase at £100000 with no mortgage)</b>	<b>£975.44</b>	

The estimates above do not include stamp duty land tax, which may be payable depending on the purchase price of your property and whether it is your primary residence and various other factors. Upon receipt of specific details we can calculate this for you.

Additional fees may be payable depending on the nature of the property, the complexity of the transaction, how you intend to finance it or the work you ask us to carry out.

**Examples of additional fees are as follows but we would caution that they do not apply to all transactions and often do not.**

- o Notice of transfer fee (may be chargeable under the lease)
- o Notice of charge fee (applies if the property is to be mortgaged and is set out in the lease)
- o Deed of covenant fee (charged by the management company)
- o Certificate of compliance fee (may be chargeable under the lease)
- o If your lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property
- o If your lender instructs another conveyancer to act for them
- o If the lender requires anything other than a simple certificate of title (a simple certificate of title is standard with most lenders) in order to release the mortgage funds
- o If a trust document is required
- o If there is a defect in the property title which requires remedying prior to completion

- o Purchase by a limited company or if personal guarantees are required
- o If the property is new build or shared ownership
- o If help to buy or a help to buy ISA or Lifetime ISA
- o If the property is a House in Multiple Occupation

Assumptions

Services excluded

## Purchase of leasehold property

Our fees include all legal work involved in the purchase of your new home. The total fee is made up of two elements:

- MS LAW fees;
- Fees payable to third parties (known as disbursements)

We always provide a fixed fee quote at the outset, based on numerous factors including the property value and location; the work we believe will be involved and any additional information you provide.

Once we have further information about our clients and their circumstances, plus the property itself, we are usually in a position to update the breakdown of any anticipated disbursements and additional fees.

A summary of our fees is set out below. **A range is provided in the table. When we have the specific details of you and your transaction we will be able to provide a bespoke quotation specific to your circumstances.**

<b>MS LAW LLP professional fees</b>	<b>Cost + VAT</b>
Legal Fees	£450.00 - £1500.00 +VAT at a rate of 20%
<b>Additional fees which include MS LAW's administration costs</b>	
Leasehold	£100.00 - £250.00 + VAT at a rate of 20%
Mortgage Fee (if applicable)	£100.00 - £250.00 + VAT at a rate of 20%
Fee for Land Tax Form to be submitted to HMRC (Stamp Duty Land Tax)	£75.00
VAT	£15.00
Bank Transfer Fee	£30.00
VAT on Bank Transfer Fee	£6.00
ID Search Fee	£5.00
VAT on ID Search Fee	£1.00
Lawyer Checker Fee	£15.00
VAT on Lawyer Checker Fee	£3.00

<b>Disbursements (expenses we incur on your behalf)</b>	
	Purchase Price                      Fee
Land Registry charge fees dependent on the Purchase Price.	£0 – £80000                      £20.00 £800001.00 - £100000                      £40.00 £100001.00 - £200000                      £95.00 £200001.00 - £500000                      £135.00
Local Search	£54.17
VAT on Local Search	£10.83
Drainage and Water Search	£50.00
VAT on Drainage and Water Search	£10.00
Environmental Search	£61.20
VAT on Environmental Search	£12.24
Coal Search	£35.00
VAT on Coal Search	£7.00
Bankruptcy Search Fees	£2.00 per person
Land Registry Search Fees	£3.00
<b>Total VAT</b>	<b>£175.07</b>
<b>Total inc fees, disbursements and VAT (based on a purchase price of £100 000 with no mortgage)</b>	<b>£1095.44</b>

The estimates above do not include stamp duty or land tax, which may be payable depending on the purchase price of your property and whether it is your primary residence. The estimates above do not include stamp duty land tax, which may be payable depending on the purchase price of your property and whether it is your primary residence. Upon receipt of specific details we can calculate this for you.

Additional fees may be payable depending on the nature property, the complexity of the transaction or the work you ask us to carry out.

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

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge when we report to you on the terms of the lease and contract.

Assumptions  
Services excluded

## Sale of property

Our fees include all legal work involved in the sale of your home. The total fee is made up of two elements:

- MS LAW fees;
- Fees payable to third parties (known as 'disbursements').

We always provide a fixed fee quote at the outset, based on numerous factors including the property value and location; how you intend to finance the property, the work we believe will be involved and any additional information you provide.

Once we have further information about our clients and their circumstances, plus the property itself, we are usually in a position to update the breakdown of any anticipated disbursements and additional fees.

A summary of our fees is set out below:

<b>MS LAW LLP professional fees</b>	<b>Cost + VAT</b>
MS LAW LLP Professional Fees	£400.00 - £1500.00 + VAT at a rate of 20%
Bank Transfer fee	£30.00
VAT on Bank Transfer Fee	£6.00
ID Search Fee	£5.00
VAT on Search Fee	£1.00
<b>Disbursements (expenses we incur on your behalf)</b>	
Official copy entries from Land Registry	£6.00
<b>Total VAT</b>	<b>£87.00 (based on our fees at £400.00 plus VAT)</b>
<b>Total inc VAT, our fees and disbursements (based on our fees at £400.00 plus VAT)</b>	<b>£528.00</b>

Additional fees may be payable depending on the nature property, your finance arrangements and the complexity of the transaction or the work you ask us to carry out. Examples include:

- If there is a defect in the property title which requires remedying prior to completion
- If we are required to discharge more than one mortgage or loan on the property
- If we are required to obtain retrospective approval to any alterations to a property or obtain an insurance indemnity policy in relation to any problem concerning the transaction

Assumptions  
 Services excluded

## Remortgage of property

Our fees include all legal work involved in the remortgage of your property. The total fee is made up of two elements:

- MS LAW fees;
- Fees payable to third parties known as 'disbursements').

We always provide a fixed fee quote at the outset, based on numerous factors including the property value and location; the work we believe will be involved and any additional information you provide.

Once we have further information about our clients and their circumstances, plus the property itself, we are usually in a position to update the breakdown of any anticipated disbursements and additional fees.

A summary of our fees is set out below:

<b><u>MS LAW LLP professional fees</u></b>	<b><u>Cost + VAT</u></b>
MS LAW LLP Professional Fees	£250.00 - £1500.00 + VAT at a rate of 20%
Bank Transfer Fee	£30.00
VAT on Bank Transfer Fee	£6.00
ID Search Fee	£5.00
VAT on ID Search Fee	£1.00
<b><u>Disbursements (expenses we incur on your behalf)</u></b>	
Search Indemnity Fee	£33.60
Office Copy Entries	£6.00
Land Registry Searches	£3.00
Land Registry Registration Fee	£125.00
Bankruptcy Fee per person	£2.00
<b><u>Total VAT</u></b>	<b>£57.00</b>
<b>Total Fees inc VAT, our fees and Disbursements (our fees based at £250 plus VAT)</b>	<b>£511.60 (based on our fees at £250 plus VAT)</b>

Additional fees may be payable depending on the nature property, the complexity of the transaction or the work you ask us to carry out. Examples include:

- o your lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property
- o your lender instructs another conveyancer to act for them
- o your lender requires anything other than a simple certificate of title (a simple certificate of title is standard with most lenders) in order to release the mortgage funds
- o a trust document is required
- o there is a defect in the property title which requires remedying prior to completion.

### **Assumptions**

Additional fees may be payable depending on the nature property, the complexity of the transaction or the work you ask us to carry out. Examples include:

- o your lender makes detailed instructions requiring us to deal with matters other than those relating to the title to the property
- o your lender instructs another conveyancer to act for them
- o your lender requires anything other than a simple certificate of title (a simple certificate of title is standard with most lenders) in order to release the mortgage funds
- o a trust document is required
- o there is a defect in the property title which requires remedying prior to completion.
- o The fees and disbursements quoted above assume the property is registered title at HM Land Registry.

### **Services excluded**

Our service will not include any of the following:

- o Advice on the value of the property.
- o Advice on the suitability of your mortgage or any other financial arrangements.
- o A physical inspection of the property.
- o Advice on any planning implications.
- o Checks on the property to ensure that it has been built in accordance with any planning permissions granted.
- o Advice on any search result findings that identify contaminated land, fracking sites or other environmental issues.
- o Advice on tax (other than SDLT).