

Purchase of a Residential Property

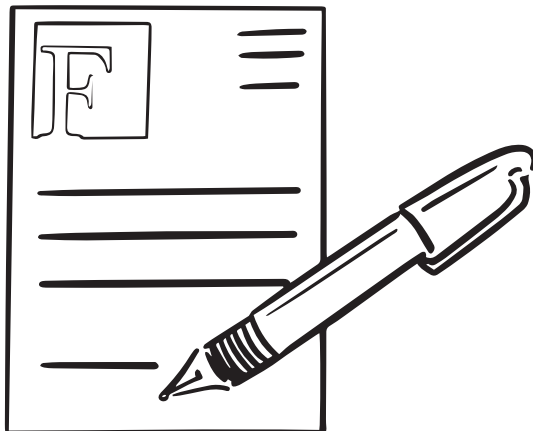


Purchase of a Residential Property

At Fodens we are transparent with our costs. In most cases, we will work on a fixed fee basis so that you know what the fees will be from the outset of the transaction.

Our fees cover all of the work required to complete the purchase of your property. We don't charge you extra for completing the Land Transaction Return Form, acting for your mortgage company or for undertaking our initial identification checks.

Every transaction is different and we would recommend that you contact us to discuss your matter in detail. We will then be able to provide you with an accurate estimate for your property transaction.



Our Fees and Disbursements

The fees are likely to be in the range of £525 to £2,000 plus VAT at 20%.

Please note that if the property you are purchasing is Leasehold there will be an additional fee payable.

In the event that something occurs during the transaction which will involve additional work we will discuss any change in fees with you and agree a way forward.

Factors that may lead to a change in our fees include:

- If a legal title is defective
- If part or all of the property is unregistered
- If you need us to expedite the transaction
- If the searches reveal adverse entries which require extensive investigation

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Disbursements are third party costs which are applicable to your transaction.

The standard ones which apply to most purchases include:

Stamp Duty Land Tax

This has become more complex following the introduction of higher rates for second homeowners and landlords buying properties to let. There are also various reliefs that can be applied in some circumstances. Accordingly, specialist advice needs to be sought for some transactions.

We would recommend that you look at the links below to find out more information:

Properties in England

<https://www.gov.uk/stamp-duty-land-tax>

Properties in Wales

<https://gov.wales/land-transaction-tax-guide>

Search Fees

In most cases we apply for the following standard searches:

- Official Local Authority and Land Charges Register Search
- Water Authority Search
- Environmental Search
- Coal Mining Search

These are usually around £250 to £300 plus VAT at 20%. Depending on the property and the location other searches can be required (such as flood, chancel repair or energy and infrastructure). We will let you know if any alerts are identified for these. There may also be additional searches that you request are undertaken such as those relating to planning applications in the area.

Land Registry Fee

This is a fee which is payable to the Land Registry following completion when we apply to register the property into your name. The fee payable depends on the purchase price and we have set out the current scale below. In most cases, applications are submitted electronically and are charged at the lower rate. When the property you are purchasing is to be registered for the first time, is a new build or is being transferred out of a larger title, the postal fee is likely to apply.

Value of Property Sold (£)	Fee - Electronic	Fee - Postal
0 - £80,000	£20	£40
£80,001 - £100,000	£40	£80
£100,001 - £200,000	£95	£190
£200,001 - £500,000	£135	£270
£500,001 - £1,000,000	£270	£540
£1,000,000 and over	£455	£910

- **Bank Transfer Administration Fee** £30 plus VAT at 20%
- **HM Land Registry Final Search Fee** £3 plus VAT at 20% per title
- **Bankruptcy Search Fee** £2 plus VAT at 20% per name variation



What is not included

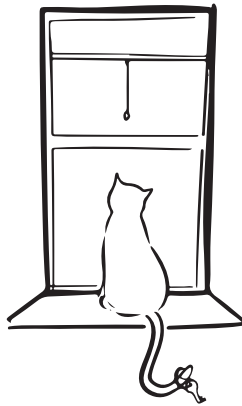
For a list of our additional fees please ask for our price list. Some of the most common additional fees are as follows:

Additional Fees	Amount plus VAT at 20%
Help to Buy Scheme	£100
Shared Ownership	£200
Gifted Deposit	£75
Help to Buy ISA	£50
Arranging Indemnity Insurance Policy (per policy)	£50

How long will the purchase take?

At the beginning of a transaction, it is not possible to confirm when exchange and completion are likely to take place. How long it will take from your offer being accepted until you can move into your house will depend on a number of factors, most of which will be outside our control. The average process takes between 6 - 12 weeks.

The circumstances of each case are always different. Some cases can exchange and complete with a day or so of a sale being agreed, others can be ongoing for months and months.



Factors to consider are:

- How quickly you provide us with any information we have requested from you
- How quickly mortgage offers are issued
- The speed of the responses we receive from other parties involved in the transaction and the conveyancing chain
- Any unforeseen circumstances

Generally, our advice is not to discuss or try to agree completion dates until all parties in the chain are in a position to proceed to exchange of contracts. You should remember that completion dates are only confirmed once contracts are exchanged. Contracts will only be exchanged when all parties are in receipt of search results, satisfactory replies to all enquiries, mortgage offer, survey reports, deposit funds and signed documentation.

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The Key Stages of a Purchase

The work we do consists of the following:

- Undertake Identification and Money Laundering checks
- Keep you updated at all stages of the transaction and liaise with all associated parties (estate agents, other solicitors, financial advisors etc)
- Receive contract documentation and report in detail on all relevant aspects
- Raise enquiries on the title to the property with the sellers solicitors
- Undertake all relevant searches against the property and report to you on the results of these
- Where applicable, review your mortgage offer and report to you on that
- Liaise with all parties with regard to exchange of contracts, negotiate the deposit payable and the completion date

- Obtain your signature to the contract and effect exchange of contracts
- Prepare the Transfer Deed and obtain your signature to it
- If applicable prepare the Mortgage Deed and obtain your signature to it
- Raise any queries on the title with your seller's solicitors
- Carry out final Land Charges and Land Registry searches
- Where applicable liaise with your lender and drawdown mortgage funds in readiness for completion
- Prepare a financial statement showing monies required from you
- Undertake completion arrangements including transfer of funds
- Attend to payment of any Stamp Duty Land Tax together with preparation of Returns to HMRC
- Attend to registration of your title at HM Land Registry and forward copy documentation to you and your lender if applicable

Please note that we do not provide tax advice. You will need to seek specialist advice regarding any tax implications of a transaction.



Referral Fees

We work with local estate agents and introducers. In some cases, we will pay a referral fee to a third party for introducing a new client to us. If it is applicable to your transaction we will draw that to your attention at the outset. The fee payable varies from case to case but it is not an additional charge to you and it is paid from our legal fee.

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What should you do now?

We aim to provide the highest level of service to all of our clients and can assist in a variety of ways. Please contact us on 01952 726111 or e-mail hello@fodens.co.uk to discuss the transaction and how we can help.



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