

Exclusive Law Conveyancing Legal fees breakdown – 05/07/2021

PURCHASE – basic legal fees

Purchase price	Legal Fees £	VAT £	Total £
Up to £200,000.00	900.00	180.00	1,080.00
£200,001 - £400,000	1,000.00	200.00	1,200.00
£400,001 - £600,000	1,100.00	220.00	1,330.00
£600,001 - £800,000	1,250.00	250.00	1,500.00
£800,001 - £1,000,000	1,500.00	300.00	1,800.00
£1,000,001 upwards	1,750.00	350.00	2,100.00

Add ons – purchase

Fee type	Fee £	VAT £	Total £
ID check (per Client)	15.00	3.00	18.00
CHAPS fee (per transfer)	40.00	8.00	48.00
Mortgage Admin Fee	60.00	12.00	72.00
Leasehold Fee	250.00	50.00	300.00
Newbuild Fee	200.00	40.00	240.00
Help To Buy ISA	50.00 (per ISA)	10.00	60.00
Gifted Deposit	50.00 (per gift)	10.00	60.00
Buy To Let Fee	100.00	20.00	120.00
Unregistered land	150.00	30.00	180.00

Disbursements – purchase

Fee type	Fee £	VAT £	Total £
Searches	260 inc coal search		260, or 216 without coal
HMLR final search	3.00 (per title - usually 1)		
Bankruptcy search	2.00 (per Client)		
Land Registry fee	20-910 depending on property value		
SDLT			

Stamp duty Land tax – this can be a major expense and you can look at the HMRC calculator for an indication of what you will have to pay. <https://www.gov.uk/stamp-duty-land-tax>

Land Registry fees – you can get an indication of what you will have to pay at the land registry website.

<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>

SALE – basic legal fees

Sale price	Legal Fees	VAT	Total
Up to £200,000	800.00	160.00	960.00
£200,001 - £400,000	880.00	176.00	1,056.00
£400,001 - £600,000	960.00	192.00	1,152.00
£600,001 - £800,000	1,050.00	210.00	1,260.00
£800,001 - £1,000,000	1,200.00	240.00	1,440.00
£1,000,000 upwards	1,500.00	300.00	1,800.00

Add ons – sale

Fee type	Fee	VAT	Total
ID check (per Client)	15.00	3.00	18.00
CHAPS fee (per transfer)	40.00	8.00	48.00
Mortgage Admin Fee	60.00	12.00	72.00
Leasehold Fee	250.00	50.00	300.00
Buy To Let Fee	100.00	20.00	120.00
Unregistered land	150.00	30.00	180.00

Disbursements – sale

Fee type	Fee	VAT	Total
Office copies	6.00 (per title) and 3.00 (per document)	0.00	6.00 3.00

REMORTGAGE OR TRANSFER – basic fees

Purchase price	Legal Fees	VAT	Total
Up to £200,000.00	500.00	100.00	600.00

£200,001 - £400,000	550.00	110.00	660.00
£400,001 - £600,000	600.00	120.00	720.00
£600,001 - £800,000	650.00	130.00	780.00
£800,001 - £1,000,000	700.00	140.00	840.00
£1,000,001 upwards	750.00	150.00	900.00

Add ons – re-mortgage

Fee type	Fee	VAT	Total
ID check (per Client)	15.00	3.00	18.00
CHAPS fee (per transfer)	40.00	8.00	48.00
Mortgage Admin Fee	60.00	12.00	72.00
Leasehold Fee	250.00	50.00	300.00
Buy To Let Fee	100.00	20.00	120.00
Remortgage & Transfer	100.00	20.00	120.00

Disbursements – re-mortgage

Fee type	Fee	VAT	Total
Search indemnity insurance	TBC – approx. £30.00 -£70.00		
HMLR final search	3.00 (per title - usually 1)		
Bankruptcy search	2.00 (per Client)		