

## CHARGES AND OUTLAYS EXPECTED IN A STANDARD PURCHASE TRANSACTION

The following example has been prepared on the presumption of a standard purchase transaction involving a normal amount of legal input. The example includes a summary of the work involved in a standard transaction and should be read as a guide only.

- The following estimate is not a binding quotation.
- Fees for services are subject to VAT at the current rate.
- Outlays shown are not subject to VAT.
- A more detailed estimate of fees can be provided on request.

Submission of Offer	General advice on current market conditions, submission of verbal and consequent submission of written offer to purchase	
Missives	Non-complex or protracted negotiation with seller's solicitors to conclude contract	
Report on Title	Checking title and reporting to you on legal matters	
Post Missive Matters	Drafting title deed, security and any necessary affidavit/consent; adjusting Reports with and examining Searches from selling solicitor	
Settlement of Transaction	Preparation of account; obtaining funds from you/lender (where applicable); remittance of funds to seller's solicitors; receiving documents of title/keys	
Post Settlement	Payment of LBTT; attending to registration of the disposition and security	
Final Procedures	Checking title sheet, sending deeds to lender (if applicable)	
<b>FEE based on a straightforward, standard transaction (FROM)</b>	<b>£1200.00</b>	
<b>VAT @ 20%</b>	<b>£240.00</b>	
<b>TOTAL Estimated Fees (FROM)</b>		<b>£1440.00</b>

## OUTLAYS (Payments typically paid to third parties)

Land and Buildings Transaction Tax* (please refer to separate LBTT calculator)	<b>£tbc</b>
Recording dues of Disposition (from)	<b>£140.00</b>
Recording dues on Standard Security (if applicable)	<b>£80.00</b>
Copy Title Sheet	<b>£3.60</b>

\*This estimate is based on the assumption that this transaction will not fall within the range of transactions for which the Additional Dwelling Supplement for Land and Buildings Tax purpose is applicable.

