

CHARGES AND OUTLAYS EXPECTED IN A STANDARD SALE TRANSACTION

The following example has been prepared on the presumption of a standard sale 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.

MARKETING PACKAGE

From instruction to launch of marketing campaign

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| Initial consultation and property valuation | Design and printing of marketing literature |
| Your 10 step guide for Sellers | Submission of Home Report Questionnaires to surveyor |
| Composition of property particulars | Liaison with surveyor and booking HR Survey |
| Drawing and creation of 2D and 3D floor plans | Website insertions/social media |
| Arrangement of professional photography (internal and external) | For Sale Board management |
| Design and printing of high gloss brochures | Promotion of property to mailing list subscribers |
| | Continual review of marketing campaign to launch |

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| Payable on instruction (inclusive of VAT) (FROM) | £795.00 |
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ESTATE AGENCY COMMISSION ON SALE

From launch to offer, our property team will be on hand to offer their expert guidance and assistance to ensure that the best possible outcome is achieved from your marketing campaign including but not restricted to: promotion of your property; following Home Report/website statistics; reporting to you with feedback from viewings; regular contact with you to review your marketing campaign; reporting on market trends; receiving and advising of notes of interest; liaison with Solicitor regarding notes of interest; ascertaining the position of interested parties; reporting on verbal offers made and/or organising closing date.

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| Commission on sale price @ 1% (per £100,000) (e.g.) | £1000.00 | |
| VAT @ 20% (per £1000 commission) | £200.00 | |
| | | £1200.00 |

LEGAL FEES

From offer to settlement our fees cover such matters (but not limited to) checking titles, advising on terms of offer, satisfying purchaser's solicitors; negotiating terms of contract and concluding missives on your behalf; agreeing terms of disposition; examination of plans report; preparation of legal reports; discharge of any security; settlement of transaction; distribution of free sale proceeds.

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| FEE based on a straightforward, standard transaction (FROM) | £650.00 | |
| VAT @ 20% | £130.00 | |
| | | £780.00 |

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| TOTAL Estimated Fees | £2775.00 |
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OUTLAYS (Payments typically paid to third parties)

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| Property Enquiry Certificate and Legal Report | £130.00 |
| Advance Notice | £20.00 |
| Land Register Fee Discharge of Standard Security (if applicable) | £80.00 |
| Copy Title Sheet | £3.60 |
| Plans Report (if required) | £114.00 |

