

Informed Choice – Costs ESTIMATE
NHPPL T/A Friis & Radstone
FEES as at July 2021

TRANSACTION – Residential Conveyancing	FEE	VAT	TOTAL
Sale up to £250,000	£750.00	£150.00	£900.00
£251,000 to £500,000	£850.00	£170.00	£1,020.00
£501,000 to £750,000	£950.00	£190.00	£1,140.00
£750,000 to £1m	£1,500.00	£300.00	£1,800.00
Redemption of mortgage fee (per charge)	£150.00	£30.00	£180.00
Leasehold admin fee	£150.00	£30.00	£180.00

**For sales above £1 million, please contact the office.*

On a sale there will be a number of disbursements, the following are examples on a standard transaction, but these could vary depending on your individual circumstances. As a guide:-

- Office Copy fee £3 per document
- Telegraphic Transfer fee £35 plus VAT per bank transfer
- If the property is leasehold, there will likely be charges for the leasehold packs from the landlord/management company.

An average transaction takes 2 to 3 months to complete. In a chain this can be longer.

Key stages of a sale

- You instruct us as your Solicitor, a new file is opened, client care paperwork is dealt with, forms are completed, ID is provided and funds on account are paid.
- The contract pack is issued to the buyer's solicitors.
- If there is a mortgage, we will apply for a redemption statement for information purposes.
- If the property is leasehold, we will apply for the leasehold information pack.
- Enquiries will be raised by the other solicitors, we will respond to these and may require your assistance on the same.
- Once the buyer has their searches, mortgage (if required) and replies they will be reported to.
- We will arrange for you to sign your contract.
- Exchange will occur once all parties are ready and a date for completion is agreed.
- Post exchange formalities are carried out by us such as arranging for you to sign a Transfer Deed, obtaining a final redemption statement and preparing your final completion statement.
- Completion occurs, this is the day you must vacate your property by the time agreed in the contract (usually 1 pm) and the keys are usually left with the estate agents.

TRANSACTION – Residential Conveyancing	FEE	VAT	TOTAL
Purchase up to £250,000	£750.00	£150.00	£900.00
£251,000 to £500,000	£850.00	£170.00	£1,020.00
£501,000 to £750,000	£950.00	£190.00	£1,140.00
£750,000 to £1m	£1,500.00	£300.00	£1,800.00
Act for mortgage Co	£200.00	£40.00	£240.00
Leasehold admin fee	£200.00	£40.00	£240.00
Help to buy scheme fee (second charge)	£300.00	£60.00	£360.00
Help to buy ISA fee	£50.00	£10.00	£60.00

**For purchases above £1 million, please contact the office.*

On a purchase there will be a number of disbursements, the following are examples on a standard transaction, but these could vary depending on individual circumstances. As a guide:-

- Local Search Fee – This depends on the local authority of the area you are purchasing i.e. Stevenage Borough Council is £82.90 and North Herts District Council is £109.00 (plus VAT) at July 2021.
- Environmental Search Fee £61.20
- Drainage and Water Search Fee £75.60
- OS1/OS2 (land registry priority search) £3 per search
- Bankruptcy search £2.00 per name
- Stamp Duty – this will be determined once we know your personal details such as if you are a first time buyer, if you have a second home etc.
- Telegraphic Transfer fee £35 plus VAT per bank transfer
- Land Registry Fee – this will be determined once we know your property information such as whether the purchase is a new build/right to buy/transfer of part or an existing registered title.
- If the property is leasehold there may be additional fees for notices and deed of covenant.

An average transaction takes 2 to 3 months to complete. In a chain this can be longer.

Key stages of a purchase

- You instruct us as your Solicitor, a new file is opened, client care paperwork is dealt with, forms completed, ID is provided and funds on account are paid.
- The contract pack is issued by the seller's solicitors.
- Once papers are received, we apply for your searches, send you a copy of the Fixtures and Fittings list to approve and any relevant information to look through and then we will raise enquiries.
- It will usually go quiet as this stage whilst we wait for searches and replies to come in. In the meantime, you will be sorting your finance out including dealing with the mortgage lender, if you have a mortgage. We also suggest you arrange a private survey.

- Once we have your searches, mortgage (if required) and replies to enquiries, you will be reported to. This is usually via email unless you ask us to send the report via post.
- We will arrange for you to sign your contract and deal with any queries you may have regarding the report.
- Exchange will occur once all parties are ready and a date for completion is agreed
- Post exchange formalities are carried out by us such as drawing down the mortgage advance and preparing your final completion statement. Any balance must be paid, including stamp duty before completion.
- Completion occurs, this is the day you collect the keys, usually from the estate agents.

At Friis & Radstone, we aim to provide our clients with the best possible service. In some circumstances we are obliged to pay a referral fee to an estate agent or website owner. In such cases the average amount of such fee is approximately £100 plus VAT. However, this fee will not be charged separately and is already accounted for in the comprehensive quotation which we provide to every client at the outset. It will not be shown as a disbursement on completion statements but will be treated as an expense of the firm. Any referral arrangements which we have (whether formal, informal, paid for or otherwise) will have no bearing whatsoever on our independence and impartiality nor on the quality of service we provide. We owe our duty of care solely to our clients and have no third party arrangements which will ever effect or compromise that.

TRANSACTION – Private Client	FEE	VAT	TOTAL
Wills - Single	£175.00	£35.00	£210.00
Mirror	£250.00	£50.00	£300.00
Codicil	£100.00	£20.00	£120.00
Living Will – single	£100.00	£20.00	£120.00
Living Will – mirror	135.00	27.00	£162.00
Power of attorney - single	£400.00	£80.00	£480.00
Power of attorney - double	£600.00	£120.00	£720.00
Power of attorney – x4 (for couples)	£900.00	£180.00	£1,080.00
Registration of EPA	£400.00	£80.00	£480.00
Deputy Order – prop & finance	£850.00	£170.00	£1,020.00

Probate

Probate work is charged on a time spent basis and our fee earners hourly rates vary due to years of experience/PQE. Private client fee earner/solicitors rates are as follows; Senior fee earner £275 plus VAT and fee earner £200 plus VAT and trainee solicitors £100 plus VAT. We time record and provide a breakdown of the costing at the conclusion of each matter.

Average fees for obtaining Grant of Probate for an estate not liable to Inheritance Tax will be in the region of £1200-1800 plus VAT.

Average fees for the winding up and distribution of the estate will be in the region of £1200 plus VAT.

Fees in relation to Estates that are liable to inheritance tax increase workload and attract higher fees. It is difficult to estimate what these will be but will also be charged on a time spent basis. Unlike many companies offering probate services we will never charge a % of the value of the estate.

Please note these fees are a rough guide only, as every estate is unique there are variables that will affect the costs estimate. The fee earner with control of the file will provide an accurate cost and time estimate at our first meeting.