



Taylor *Bracewell*
Your solicitors | Your success

Guide to Possible Additional Charges

TAYLOR BRACEWELL SOLICITORS
Additional Costs Information
(All Figures are excluding VAT)

<u>Purchase</u>	
Abortive Purchase (Initial Stage)	25% of quote
Abortive Purchase (Title checked and reported)	50% of quote
Abortive Purchase (Ready to exchange/complete)	75% of quote
Acting on a purchase where a related sale is being handled by a different firm of solicitors	£200.00
Adverse Environmental Report and obtaining Environmental Indemnity Insurance	£150.00 - £300.00 (depending on time spend)
Adverse Mining Report and obtaining a Schedule of Works from the Coal Authority of a Buffer Report	£100.00
Auction Purchase (standard method)	£400.00
Chasing Target HCA	Hourly rate
Compliance with Restrictions on Title (e.g. Certificate of Compliance)	£75.00
Correction of an error on the Land Registry Title/Rectification	£275.00
Correspondence relating to Asbestos Report	£250.00 - £400.00
Correspondence relating to Fire Risk Assessment	£250.00 - £400.00
Dealing with Building Safety Act	£3,500.00 (guide)
Dealing with/Correspondence with a Solicitor who acts for your Mortgage Lender	£300.00
Dealing with/Correspondence with a third-party Solicitor	£300.00
Dealing with a Freehold Management Company	£100.00
Dealing with Mortgage Lender's non-standard Special Conditions	£150.00
Declaration of Trust	£395.00
Deed of Covenant	£195.00 per Deed
Deed of Postponement	£250.00
Deed of Variation	£250.00– £500.00 (depending on time spent)

Expedite Matter– set up completion with less than 5 working days'notice before completion date proposed	£100.00
Extensive Additional Enquiries	£100.00
Gifted Deposit	£200.00 per Donor
Help to Buy ISA/Lifetime ISA	£75.00 (per ISA)
Help to Buy Mortgage (New Build)	£150.00
Indemnity Insurance Policy	£75.00 per policy
Intensive Client Attendance (on issues resulting in multiple emails/telephone calls and reporting)	£100.00-£250.00
Joint Access Deed or Other Easement	£250.00
Key Undertaking	£150.00
Leasehold Property Flat/maisonette House	£400.00 £250.00
Limited Company Client	£200.00
Listed Building	£450.00
Missing or incorrect Restriction on Title	£250.00 - £700.00 (depending on time spent)
Modern Method Auction Purchase	£500.00
New Build Property	£750.00
Occupier's Consent Form	£75.00
Private Foul Drainage	£250.00-£500.00 (depending on time spent)
Property built within the last 10 years	£295.00
Purchase subject to an existing Tenancy	£200.00
Repayment of Loan on Condition of Mortgage Offer	£100.00
Repossession Purchase (not via auction)	£300.00 - £450.00
Seller with no legal representation	£750.00
Serve a Notice to Complete upon the Seller's Solicitors	£125.00
Serve Notice of Assignment/Charge	£75.00 per notice

Shared Ownership	£450.00
Solar Panels	£350.00
Sole Proprietor Joint Borrower Mortgage	£400.00
Statutory Declaration/Statement of Truth	£200.00
Unregistered Property	£300.00
Upgrading of a registered title at the Land Registry	£300.00
<u>Sale</u>	
Abortive Sale (initial stage)	£25% of quote
Abortive Sale (post issue of Contract Pack and enquiry stage)	50% of quote
Abortive Sale (ready to exchange/complete)	75% of quote
Acting on a sale where a related purchase is being handled by a different firm of solicitors	£200.00
Adverse Environmental Report and obtaining Environmental Indemnity Insurance	£150.00 - £350.00 (depending on time spent)
Adverse Mining Report and obtaining a Schedule of Works from the Coal Authority or a Buffer Report	£100.00
Applying for Retrospective Consent (compliance with covenants in title)	£250.00
Bank Transfer to an account outside the UK	£50.00
Buyer with no legal representation	£400.00
Chasing Target HCA	Hourly Rate
Compliance with Restriction on Title (e.g. Certificate of Compliance)	£75.00
Correction of an error on the Land Registry Title Register/Rectification or update of register mid transaction	£275.00
Correspondence relating to Asbestos Report	£250.00 - £400.00
Correspondence relating to Fire Risk Assessment	£250.00- £400.00
Dealing with Building Safety Act	£1,500.00
Dealing with/Correspondence with a third-party Solicitor	£300.00
Dealing with a Freehold Management Company	£100.00

Deed of Covenant	£195.00
Deed of Variation	£250.00 - £500.00 (depending on time spent)
Discharge of Help to Buy Charges	£200.00-£300.00
Discharge Local Land Charges Entry	£100.00
Discharge of Second and Subsequent Charges	£75.00 per charge
Expedite Matter– set up completion with less than 5 working days'notice before completion date proposed	£100.00
Extensive Additional Enquiries	£100.00
Indemnity Insurance Policy	£75.00 per policy
Intensive Client Attendance (on issues resulting in multiple emails/telephone calls and reporting)	£100.00-£250.00
Joint Access Deed or Other Easement	£250.00
Key Undertaking	£150.00
Leasehold Property Flat/maisonette House	£400.00 £250.00
Licence to Assign	£175.00-£250.00
Limited Company Client	£200.00
Listed Building	£450.00
Missing or incorrect Restriction on Title	£250.00 - £700.00 (depending on time spent)
Obtaining Copies of Lost Title Deeds	£150.00
Property built within the last 10 years	£295.00
Reconstitute Lost Title Deeds	£300.00
Removal of Restriction/Statement of Truth	£150.00
Sale subject to existing Tenancy	£200.00
Serving a Notice to Complete upon the Buyer's Solicitors	£125.00
Shared Ownership	£450.00

Solar Panels	£250.00
Statutory Declaration/Statement of Truth	£150.00
Unregistered Property/Epitome of Title Preparation	£300.00
Upgrading of a registered title at the Land Registry	£300.00
<u>Re-Mortgage and/or Transfer of Equity</u>	
Abortive Remortgage (initial stage)	25% of quote
Abortive Remortgage (Mortgage offer checked and reported on and documents sent for signing)	50% of quote
Abortive Remortgage (file ready/set up for completion)	75% of quote
Abortive Transfer of Equity (initial stage)	25% of quote
Abortive Transfer of Equity (Title checked, TR1 drafted and sent for signing)	50% of quote
Abortive Transfer of Equity (file ready/set up for completion)	75% of quote
Applying for Retrospective Consent (compliance with covenants in title)	£125.00
Bank Transfer to an account outside the UK	£50.00
Chasing Target HCA	Hourly Rate
Compliance with Restriction on Title (e.g. Certificate of Compliance)	£75.00
Correction of an error on the Land Registry Title Register/Rectification or update of register mid transaction	£275.00
Correspondence relating to Asbestos Report	£250.00 - £400.00
Correspondence relating to Fire Risk Assessment	£250.00 - £400.00
Dealing with Building Safety Act	£750.00
Dealing with/Correspondence with a third-party Solicitor	£300.00
Dealing with a Freehold Management Company	£100.00
Dealing with Mortgage Lender's non-standard Special Conditions	£150.00
Deed of Covenant	£195.00 per Deed
Deed of Postponement	£250.00
Deed of Variation	£250.00 - £500.00

	(depending on time spent)
Discharge of Help to Buy Charges	£200.00-£300.00
Discharge Local Land Charges Entry	£100.00
Discharge of Second and Subsequent Charges	£75.00 per charge
Indemnity Insurance Policy	£75.00 per policy
Intensive Client Attendance (on issues resulting in multiple emails/telephone calls and reporting)	£100.00-£250.00
Joint Access Deed or Other Easement	£250.00
Leasehold Property Flat/Maisonette House	£400.00 £250.00
Limited Company Client	£200.00
Listed Building	£250.00
Missing or incorrect Restriction on Title	£250.00 - £450.00 (depending on time spent)
Obtaining Copies of Lost Title Deeds	£150.00
Occupier's Consent Form	£75.00
Property built within the last 10 years	£295.00
Reconstitute Lost Title Deeds	£200.00
Remortgage subject to existing Tenancy	£200.00
Removal of Restriction/Statement of Truth	£100.00
Repayment of Loan on Condition of Mortgage Offer	£100.00
Serve Notice of Charge	£75.00 per notice
Shared Ownership	£450.00
Solar Panels	£250.00
Sole Proprietor Joint Borrower Mortgage	£150.00-£200.00
Statutory Declaration/Statement of Truth	£200.00
Upgrading of a registered title at the Land Registry	£300.00

Types of Transactions
(All figures are excluding VAT)

Voluntary First Registration of Title	£300.00
Transfer Subject to Mortgage	£550.00
Transfer not Subject to Mortgage	£450.00
Assent of Title Subject to Mortgage	£450.00
Assent of Title not Subject to Mortgage	£400.00
Equity Release	£1,095.00
Remortgage	£500.00