

Fee exclusive extras

Please note that we have quoted you a fixed fee on your sale or purchase based on an assumed standard transaction. We are able to quote a fixed fee using our experience of how long the transaction will take based on certain assumptions. The assumptions are:-

1. That the property is registered at the Land Registry with one title only
2. That if the property is leasehold:-
 - a. Landlord's consent to the sale/purchase is not required
 - b. There have been no changes to the property which would have required landlord's consent
 - c. That the term of years on the lease is adequate and does not need to be extended
3. If you are buying then your bank is a standard high street lender for whom we can also act

The vast majority of transactions are standard but in the event that yours is not then we reserve the right to charge extra for the additional works as follows:

- From £100.00 & VAT for negotiation of pricing/purchase of items of a non-legal nature (eg. furniture). In order to avoid these fees you should negotiate these directly or via the estate agent.
- £200.00 & VAT for unregistered titles.
- £50.00 & VAT for every extra title.
- From £300.00 & VAT for a Licence to Assign (Landlord's consent to sell).
- From £250.00 & VAT for a Licence to Alter (Landlord's permission for changes).
- From £600.00 & VAT for a lease extension (please note that this is the base price and the eventual fee will depend on the amount of work involved).
- From £400.00 & VAT acting in the case of a private bank or other separately represented lender.