

| 1.Amount of agreed purchase price or the valuation if the transaction relates to a re-mortgage or a transfer of equity | 2.Sale or a re-mortgage or a transfer of equity (+column 7. if leasehold) | 3.Purchase (+ column 8. if leasehold) | 4.Simultaneous sale and purchase | 5.Additional amount for repaying a non private mortgage | 6.Additional amount for acting for each non private lender | 7.Additional amount for acting on a leasehold sale or re-mortgage | 8.Additional amount for acting on a leasehold purchase |
|---|---|--|---|--|---|---|--|
| up to £100,000 | £1300 | £1575 | Add £25 | Add £100 | Add £295 | Add £225 | Add £500 |
| £100,001 to £200,000 | £1325 | £1600 | Add £25 | Add £100 | Add £295 | Add £250 | Add £525 |
| £200,001 to £300,000 | £1345 | £1700 | Add £25 | Add £100 | Add £295 | Add £275 | Add £550 |
| £300,001 to £400,000 | £1375 | £1745 | Add £25 | Add £100 | Add £295 | Add £300 | Add £575 |
| £400,001 to £500,000 | £1400 | £1775 | Add £25 | Add £100 | Add £295 | Add £325 | Add £600 |
| £500,001 to £600,000 | £1425 | £1800 | Add £25 | Add £100 | Add £295 | Add £350 | Add £625 |
| £600,001 to £700,000 | £1450 | £1875 | Add £25 | Add £100 | Add £295 | Add £375 | Add £650 |
| £700,001 to £800,000 | £1475 | £1925 | Add £25 | Add £100 | Add £295 | Add £400 | Add £675 |
| £800,001 to £900,000 | £1500 | £1950 | Add £25 | Add £100 | Add £295 | Add £425 | Add £700 |
| £900,001 to £1,000,000 | £1525 | £2050 | Add £25 | Add £100 | Add £295 | Add £470 | Add £725 |
| Over £1 million | Please ring | Please ring | Please ring | Please ring | Please ring | Please ring | Please ring |

We also charge a case management fee of £25 per sale or purchase but only if completion takes place.

These figures include the cost of completing the stamp duty land tax return and source of funds checks if completion takes place.

We charge £25 for completing ID checks on each client.

We charge £75 for completing a typical Stamp Duty Land Tax Return and £50 for a source of funds check, provided it can be carried out within the typical timeframe (30 minutes).

Please note the following:-

Value Added Tax ('VAT') is payable on top of all these quoted fees.

These conveyancing fees are fixed unless any extraordinary complexity, skill, time, importance, speed or special circumstance applies such as arranging legal indemnity insurance or addressing a title defect, for which a separate quote would be provided for your prior approval; please telephone us for confirmation of our fees and we will check for you. If you can provide a note of a lower conveyancing quote we will try to match it, without compromising on our speed and attention to detail.

All matters will be dealt with by return where possible but if the matter is unusually urgent please telephone for confirmation of our fees.

The cost of transmitting funds electronically by 'CHAPS' is additional to the above conveyancing quote and is currently £35 plus £7 VAT per CHAPS payment. All solicitors are now expected to carry out online identity checks for which we use Searchflow.co.uk and will collect the Searchflow fee of £7.20 inclusive of VAT per client in advance, but occasionally we may collect this on completion. Our own fee for carrying out this i.d. search on each new Client is £6 inc. Vat. Please note that the 'CHAPS' payment will be necessary to transfer the balance of completion monies to other Solicitors on the completion day, to redeem a mortgage, or to pay stamp duty.

If you are a couple buying together for the first time and you instruct us on the conveyance we will offer you a special concessionary rate for a straightforward Trust Deed and mirror image Wills for both of you from £300 + VAT. Please enquire for further written client care information.

Please email law@manchesterdurman.com

Please indicate in your email:

- 1) The nature of the proposed matter
- 2) The amounts and the assets involved, if any
- 3) The relationship between the parties involved
- 4) Your interest
- 5) Does it involve third parties, e.g. a lender?