



dodds
S O L I C I T O R S L L P

MISCELLANEOUS TRANSACTIONS

Conveyancing fees

All fees quoted exclude VAT

Transfer of a freehold property

This applies if you wish to change ownership of a property, for example from you alone to you and a second person. Our fees will be:

Nature of Transfer	£
Mortgaged property	675.00
Unmortgaged property	600.00
Outgoing owner	500.00

Additional fees of £200 would be added to the fees above for the following:

- Unregistered transfer
- Shared Ownership transfer
- Help to Buy transfer
- Limited Company transfer
- Leasehold transfer

We also charge £30.00 plus VAT for each electronic bank transfer and £25.00 plus VAT for electronic identification per person.

Disbursements (not subject to VAT):

- Official copy entries and title plan £7
- Bankruptcy search: £6.00 per person
- Official Search: £7.00
- Land Registry fee: varies according to the value of the property

Remortgage

Property value £	Conveyancing Fees
0 – 350,000	785.00
350,001 - 450,000	875.00
450,001 – 500,000	1000.00
Over £500,001	To be advised upon request

Additional legal fees of £200 would be added to the fees above for the following:

- Unregistered – re-mortgage

- Shared Ownership – re-mortgage
- Help to Buy - remortgage
- Limited Company re-mortgage
- Leasehold re-mortgage

Disbursements:

- HMLR Official copy entries and title plan £7 (not subject to VAT)
- Bankruptcy search: £6.00 per person (not subject to VAT)
- HMLR Official Search: £7.00 (not subject to VAT)
- Land Registry fee: varies according to the value of the property (not subject to VAT)
- Search fee: £400 (varies according to local authority)/search indemnity (according to Lender's requirements) subject to VAT. Searches, including the Local Authority, Water and Drainage, and Environmental search are vital as they gather essential information about the property that the Lender will need to know. Some Lenders will accept an indemnity policy to mitigate the risk of searches not being carried out.

Mortgage Redemption

Transaction	Conveyancing Fees (excluding VAT)
Redemption	400.00

Additional legal fee of £200 plus VAT will be added to the fees for the following:

- Unregistered land redemption
- Shared Ownership redemption
- Help to Buy redemption
- Limited Company redemption
- Leasehold redemption

Disbursements:

- Official copy entries and title plan £7 (not subject to VAT)
- Bankruptcy search: £6.00 per person (not subject to VAT)

Miscellaneous

Conveyancing Transaction	£
Declaration of Trust	300.00
Form ID1	175.00
Independent Legal Advice	275.00

The fixed fee for Independent legal Advice is indicative for a standard transaction. If your circumstances are complex, we may charge at an hourly rate.

FIRST REGISTRATION:

We also offer the service of first registration of title with the Land Registry. We offer this service and charge an hourly rate for this work. Please call us for a quote.

**If you require more information please contact us on 0116 262 8596
Or email enquiries@dodds-solicitors.co.uk**