



RESIDENTIAL CONVEYANCING CHARGES

Please note that our base legal fees are scaled depending on the final sale/purchase. The scale reflects our risk and professional indemnity insurance costings. Our conveyancing services are carried out by a Solicitor or other equivalent Fee Earner. Our Solicitors have varying hourly rates depending on experience but for conveyancing transactions we usually work on a fixed fee basis. All fees are subject to change should circumstances require it during the course of the transaction. You will be notified of any change in fee before the additional work is undertaken on your behalf. The purpose of this document is to help you make an informed choice about the costs of our conveyancing services, before formally approaching our firm and instructing us. A formal estimate will be provided to you once we are instructed.

Timescales for conveyancing transactions can largely depend on the circumstances. The national average from instruction to completion is usually around 10-12 weeks with exchange of contracts typically achieved within 8 weeks.

At JPC we are often able to achieve much shorter timescales due to our proactive approach and expertise.

- Sale or Purchases (depending on Fee Earner's Experience)

Property Sale or Purchase Price	Base Legal Fee
£0 - £300,000	Minimum between £1,250-£1,500+VAT
£300,001 - £500,000	Minimum £1,500+VAT
£500,001 - £750,000	Minimum £1,750+VAT
£750,001 - £1,000,000	Minimum £1,950+VAT
£1,000,001 +	Price on request

- Remortgages (depending on Fee Earner's Experience)

Property Value	Base Legal Fee
£0 - £500,000	Minimum £750+VAT
£500,001 - £1,000,000	Minimum £950+VAT
£1,000,001 +	Price on request

- Usual Third Party Costs & Disbursements

On purchases - Local Authority, Drainage and Environmental approx. Search Fees (incl. VAT)	£600
On purchases - Land Registry and Land Charge Search Fees (incl. VAT)	£8.40
On purchases - Stamp Duty Land Tax	https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro
On purchases - Land Registration Fees	http://landregistry.data.gov.uk/fees-calculator.html
Our fee for making Bank CHAPS payments (including the banks' fee and VAT)	£60
On sales - Land Registry fees (incl. VAT)	£18

- Attended or Expedited Exchanges

For attended or expedited exchanges, please note that an additional fee is payable on top of our Base Legal fee depending on the circumstances and complexities of the matter

- Other Potential Additional Charges:

Submitting the SDLT Return	£200+VAT
Declaration of Trust	£550+VAT
Exchanging contracts where Completion is less than 5 working days from Exchange of Contracts	£350+VAT
Simultaneous exchange of contracts and completion	£550+VAT
Dealing with the transfer of a Share Certificate	£50+VAT
Transfer of Equity	£750+VAT
Approval of landlord's Licence to Assign	£750+VAT
Rent Deposit Deed	£750+VAT
Approval of landlord's Deed of Covenant	£550+VAT
Licence for Alterations	£1,950+VAT
Dealing with a Help to Buy ISA	£50 + VAT
Dealing with a Help to Buy Loan	£750 + VAT