

Conveyancing Estimate from Harold Stock & Co

Dear Test Test,

Thank you for requesting a conveyancing quote from us, you will find a complete breakdown of our costs below based upon the information you have provided. Should you have any queries regarding the quote, please do not hesitate to contact us on 01457 835597.

The detail provided in this quote will be sent to you in an email. Should you wish to accept the quote, please contact the office on 01457 835597 or email info@haroldstock.com to confirm and allow us to undertake any further checks and obtain any further information as necessary.

Please note that all quotes are based upon the information provided by you and may be subject to change. Further details can be found below.

Reference	Address	Created At
#912848	OL5	25th Mar 2021 10:25am
Email	Value	Expires On
an@haroldstock.com	£ 250,000.00	24th Apr 2021
Type	Tenure	
Property Purchase	Leasehold	

Property Purchase

Legal Fees	£ 705.00
Legal Fees VAT at 20%	£ 141.00
Supplements	
Mortgage Fee for acting on behalf of your Lender	£ 75.00
Lender Exchange Fee	£ 15.00
Search Pack	£ 137.16
Electronic Transfer Fee (TT)	£ 25.00
Electronic Transfer Fee (BACS)	£ 20.00
Electronic ID Verification [5.00 * 2]	£ 10.00
SDLT Return	£ 7.00
Lawyer Checker	£ 12.00
VAT at 20%	£ 60.23
Disbursements	
OS1 Search	£ 3.00
Bankruptcy Search Fee [2.00 * 2]	£ 4.00
Chancel Indemnity Policy	£ 17.50
Land Registry Fees	£ 135.00
Stamp Duty (SDLT)	£ 0.00
Total:	£ 1,366.89

Final Estimated Price: £ 1,366.89

The above quotation is based upon the information you have provided and upon this being a straightforward transaction. Some cases can be substantially more complex or have unexpected issues. In those instances or where there are changes to the information you have provided, additional fees may be payable. Details will be provided if and when they arise and we will agree any additional fees with you first.

Additional fees may be charged where more than one Land Registry Search fee is required.

Additional fees may be charged where you require more than one TT Bank Transfer.

Additional fees will be charged where you are buying or selling a property as a Limited Company.

Additional fees will be charged where there is more than one Gifted Deposit. Fees are charged per gift.

Additional fees will be charged where there is more than one Help to Buy ISA/LISA. Fees are charged per ISA/LISA.

Money Laundering - In order to comply with Money Laundering legislation, we are required to verify the identity of all clients. To supplement paper copies of the identification documents we obtain for each client, we also use an on-line ID verification service.

For Leasehold properties, the landlord is likely to charge a Lessor's Registration Fee. This fee is NOT included within the quote as it is at the landlord's discretion and cannot be known without first contacting the landlord.

For leasehold properties, additional fees of up to £250.00 will be chargeable where there is a management company involved. These fees will be discussed with you should this apply to you.

In some cases, indemnity insurance may be required to cover a whole range of issues such as a lack of planning consent, etc. If indemnity insurance is required, a quote will be provided for this at the relevant stage.

We will ask for an initial payment on account of costs, Land Registry disbursements and searches - £250.00 for a sale/remortgage/transfer of equity and £550.00 for a purchase.

In some circumstances, we may not be able to act for you, for instance, where we have already been instructed by a connected party. Further checks will be undertaken should you wish to instruct us.

Yours sincerely,

info@haroldstock.com

Harold Stock & Co