

Price and services notice for Residential property

Our Fees

Our fees cover all of the work required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England.

We can offer a fixed fee for residential sales and purchases as set out in the table below. Our minimum charge is £1250 for sales or purchases with a market value/price of up to £500,000. We add a supplement of £300 to the scale charge if the property concerned is a leasehold and we also add a supplement of £500 if the property is a new-build purchase from a developer. New-build purchases, whether freehold or leasehold and leasehold sales and purchases usually require more time to deal with so our charges are accordingly higher.

In all cases we add an additional supplement of £250 to the scale charges in transactions which include dealing with a mortgage from a high street lender (whether this is the redemption of an existing mortgage in the case of a sale or completion of a new mortgage on a purchase) provided that KPL Solicitors is also instructed by the lender.

Please note that our charges as set out in the scale are exclusive of VAT (value added tax) which will be charged at the prevailing rate, currently 20%.

Personnel

We have an experienced property department. The Head of Property is Bozena Kuplinska who has over 17 years of experience. The Property department also has three paralegals, Ellen Green, Zeliha Sari and Natalia Andruszewska who all have relevant experience and work under the supervision of a qualified solicitor.

How long will my house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend on a number of factors. The average process takes between 8 to 12 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if you are a first-time buyer purchasing a new build property with a mortgage in principle, it could take 10 weeks. However, if you are buying a leasehold property that requires an extension of the lease, this can take significantly longer, between 3–6 months. In such a situation, additional charges would apply.

We are members of the Law Society Conveyancing Quality Scheme (CQS03781) and carry out the legal work in accordance with the Law Society Conveyancing Protocol.

Stages of the process

The key stages of the process include:

- taking your instructions and giving you initial advice;
- checking that finances are in place to fund the purchase and contacting the lender's solicitors if needed;
- receiving and advising on the contract documents;
- carrying out searches;
- obtaining further planning documents if required;
- making any necessary enquiries to the seller's solicitors;
- giving you advice on all documents and information received;
- going through conditions of the mortgage offer with you;
- sending the final contract to you for your signature;
- agreeing a completion date (date from which you own the property);
- exchanging contracts and notifying you that this has happened;

- arranging for all monies needed to be received from lender and you;
- completing the purchase;
- dealing with the payment of Stamp Duty Land Tax;
- dealing with the application for registration at Land Registry;

Purchase Price / Sale Price / Valuation			Our Fee Freehold	Our Fee Leasehold	Our Fee Newbuild
£0	to	£500,000	£1,150	£1,450	£1,950
£500,000	to	£600,000	£1,400	£1,700	£2,200
£600,000	to	£700,000	£1,550	£1,850	£2,450
£700,000	to	£800,000	£1,850	£2,150	£2,700
£800,000	to	£900,000	£2,050	£2,350	£2,900
£900,000	to	£1,000,000	£2,350	£2,650	£3,200
£1,000,000	to	£1,250,000	£2,650	£2,950	£3,450
£1,250,000	to	£1,500,000	£2,900	£3,200	£3,700
£1,500,000	to	£1,750,000	£3,150	£3,450	£3,950
£1,750,000	to	£2,000,000	£3,400	£3,700	£4,200
£2,000,000	to	£2,250,000	£3,650	£3,950	£4,450
£2,250,000	to	£2,500,000	£3,900	£4,200	£4,700
£2,500,000	to	£2,750,000	£4,150	£4,450	£4,950

Purchase Price / Sale Price / Valuation			Our Fee Freehold	Our Fee Leasehold	Our Fee Newbuild
£2,750,000	to	£3,000,000	£4,400	£4,700	£5,200
£3,000,000		and above	negotiable	negotiable	negotiable

Administrative Fees

Separate to our fees, we may charge an administrative fee if this service proves necessary. These are:

ID and AML check Fee	£25 to £50 plus VAT
Lender's Panel Administration fee	£50 plus VAT
Banking Fee (per bank transfer)	£40.00 plus VAT
HM Land Registry e-lodgement fee for registration	£25.00 plus VAT
HM Revenue & Customs e-lodgement fee of SDLT return	£100 plus VAT
Postage fee	£20 -£40 plus VAT

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. The cost and extent of disbursements vary from transaction to transaction.

Typical disbursements in a sale transaction are as follows:-

Freehold Sale	
Land Registry Copy Register Entries and title plan	£6.00 plus VAT
Copy title documents referred to in the title	£3.00 plus VAT
Leasehold Sale	
Land Registry Copy Register Entries and title plan	£6.00 plus VAT
Copy title documents referred to in the title	£3.00 plus VAT

Freehold title and title plan	£6.00 plus VAT
Land Registry Official Copy of the Lease *	£3.00 plus VAT
Landlord/Management Company's fees **	£150 to £300 plus VAT

* If you are unable to supply a copy of the lease to your property, then an official copy of the lease can be obtained from the Land Registry for the fee quoted above.

** As the property is leasehold, we will need to obtain an assignment pack from the landlord providing the buyer with the landlord's replies to leasehold management enquiries (a copy of the buildings insurance, last 3 years' service charge accounts, details of anticipated external repairs, registration procedures etc).

Please note that other documents may be required from the Land Registry if they are referred to in the title to the property being sold. The cost is usually £3.00 document plus VAT

Typical disbursements in a purchase transaction are as follows:-

Freehold Purchase and Leasehold Purchases	
Local Authority Search	£100 to £300 plus VAT
Environmental Search	£45 - £100 plus VAT
Drainage & Water Search	£50.00 plus VAT
Chancel Repair Check	£20.00 plus VAT
Land Registry OS1/OS2 Search	£3.00 per title – plus VAT
Bankruptcy Search	£2.00 per name – plus VAT
Certificate of compliance *1	£150 to £250 plus VAT

Management Company membership *2	£100 plus VAT
Stamp Duty Land Tax *3	https://www.gov.uk/stamp-duty-land-tax/residential-property-rates
Land Registry Application fee	https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Leasehold Purchase	
<u>In addition to the above disbursements the following may also apply:-</u>	
Landlord's fee – Deed of Covenant *4	£150 to £250 plus VAT
Landlord's fee - Licence to Assign *5	£150.00 to £750 plus VAT
Landlord's fee – Notice of Transfer/Charge *6	£5.00 to £100 plus VAT

1. Sometimes the title to a property states that the Buyer cannot be registered as the owner unless a certificate is issued by a third party to the effect that covenants relating to the title have been complied with by the Buyer. Such a requirement is more commonly found where the property is leasehold, but it is increasingly found in freehold transactions where, for example, a management company maintains certain common amenities such as a playground or pumping station. The certificate is often issued against the Buyer entering into a formal agreement with the third party to pay a portion of maintenance costs in respect of communal facilities.
2. Sometimes the title to a freehold property or the terms of the lease require the Buyer to become a member of a management company which deals with the management of communal facilities for which an administrative charge is made.
3. The SDLT will be calculated according to the purchase price of the property. Reduced rates can apply for first time buyers whilst a Buyer who owns an existing property on completion of the purchase or a Buyer that is a company may have to pay SDLT at the higher rate, currently 3% above the standard rate.
4. The lease may also require you to enter into a deed of covenant with the landlord and to pay the landlord's costs in this regard. Usually such costs are in the region of £100-£200 plus VAT.
5. If the lease to the property contains a clause which says that the landlord's permission is required before the property can be sold to you, then it will be necessary for you to comply with the landlord's requirements for permission to be given. This usually involves you providing the landlord with 2/3 references as to the Buyer's financial capability to meet the level of service charge and as to good character. Usually these costs are paid by the seller, but there could be a possibility that part of the costs fall to you to pay and you should bear this in mind. We will advise you if such a clause exists in the lease or any fees are necessary in due course.
6. On completion you will be required to serve formal notice of your purchase and the mortgage of the property on the landlord of the building, who will make a charge to register your notice against his records.

The fees quoted above assume that:

1. Your matter is a standard transaction and that no unforeseen matters arise including, for example (but not limited to), a defect in title which requires remedying prior to exchange or the preparation of additional documents ancillary to the main transaction

2. Your matter is the assignment of an existing lease and is not the grant of a new lease
3. Your transaction is concluded in a timely manner and that no unforeseen complications arise
4. All parties to the transaction are co-operative and there are no unreasonable delays from third parties providing documentation
5. No indemnity policies are required. Additional fees and disbursements may apply if indemnity policies are required. Our fee for arranging an indemnity policy is between £75.00 – £150.00 plus VAT. This is in addition to the premium payable to the insurance company for the policy.

Residential Re-mortgage fees

The following scale applies only to re-mortgages with High Street Lenders where we are acting for both the lender and the borrower. The scale does not apply to the drawdown or repayment of mortgages in respect of loans from private banks, companies or individuals.

The scale is 50% of the freehold purchase scale for mortgages of freehold property. Where the property is leasehold an additional £150 is charged. As with the sale and purchases fees, the quoted fees are exclusive of VAT.

Loan amount				Our Fee Freehold	Our Fee Leasehold
£0	to	£600,000		£650	£800
£600,000	to	£700,000		£775	£925
£700,000	to	£800,000		£900	£1,050
£800,000	to	£900,000		£1,025	£1,175
£900,000	to	£1,000,000		£1,150	£1,300
£1,000,000	to	£1,250,000		£1,275	£1,425
£1,250,000	to	£1,500,000		£1,400	£1,550
£1,500,000	to	£1,750,000		£1,525	£1,675
£1,750,000	to	£2,000,000		£1,650	£1,800
£2,000,000	to	£2,250,000		£1,775	£1,925
£2,250,000	to	£2,500,000		£1,900	£2,050
£2,500,000	to	£2,750,000		£2,025	£2,175
£2,750,000	to	£3,000,000		£2,150	£2,300
£3,000,000		and above		negotiable	negotiable

Administrative Fees

Separate to our fees, we may charge an administrative fee if this service proves necessary. These are:

ID and AML check Fee	£25 to £50 plus VAT
Lender's Panel Administration fee	£50 plus VAT
Banking Fee (per bank transfer)	£40.00 plus VAT
HM Land Registry e-lodgement fee for registration	£25.00 plus VAT
Postage fee	£20 plus VAT

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. The cost and extent of disbursements vary from transaction to transaction.

Typical disbursements in a re-mortgage transaction are as follows:

Freehold re-mortgage	
Land Registry Copy Register Entries and title plan	£6.00 plus VAT
Copy title documents referred to in the title	£3.00 plus VAT
Leasehold re-mortgage	
Land Registry Copy Register Entries and title plan	£6.00 plus VAT
Copy title documents referred to in the title	£3.00 plus VAT
Freehold title and title plan	£6.00 plus VAT
Land Registry Official Copy of the Lease *	£3.00 plus VAT
Landlord/Management Company's fees **	£150 to £300 plus VAT

* If you are unable to supply a copy of the lease to your property, then an official copy of the lease can be obtained from the Land Registry for the fee quoted above.

** As the property is leasehold, we will need to obtain an assignment pack from the landlord providing the buyer with the landlord's replies to leasehold management enquiries (a copy of the buildings insurance, last 3 years' service charge accounts, details of anticipated external repairs, registration procedures etc).

Please note that other documents may be required from the Land Registry if they are referred to in the title to the property being sold. The cost is usually £3.00 document plus VAT

Typical disbursements in a re-mortgage transaction are as follows:-

Freehold Re-mortgage and Leasehold Re-mortgage	
Local Authority Search	£100 to £300 plus VAT
Environmental Search	£45 plus VAT
Drainage & Water Search	£50.00 plus VAT
Chancel Repair Check	£20.00 plus VAT
Land Registry OS1/OS2 Search	£3.00 per title – plus VAT
Bankruptcy Search	£2.00 per name – plus VAT
Certificate of compliance *1	£150 to £250 plus VAT
Management Company membership *2	£100 plus VAT
Stamp Duty Land Tax *3	https://www.gov.uk/stamp-duty-land-tax/residential-property-rates
Land Registry Application fee	https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Leasehold Re-mortgage	
<u>In addition to the above disbursements the following may also apply:-</u>	
Landlord's fee – Deed of Covenant *4	£150 to £250 plus VAT
Landlord's fee - Licence to Assign *5	£150.00 to £750 plus VAT

Landlord's fee – Notice of Transfer/Charge *6	£5.00 to £100 plus VAT
---	------------------------

These rates may be revised in urgent or unusually complex matters. An uplift for weekend, Bank Holiday and late-night working may apply. You will receive notification of all such charges prior to any work being commenced.