

Conveyancing Costs Sales

Sale Price	>£200k	£200-£300k	£300-£500k	£500k-£750k
Our Fee	695.00	750.00	795.00	895.00
VAT @ 20%	139.00	150.00	159.00	179.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
Official Copy Entries (starting at)	7.00	7.00	7.00	7.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Mortgage fee	120.00	120.00	120.00	£120.00
VAT	24.00	24.00	24.00	24.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00

Sale Price £750k-£1m 1m - £1.5m £1.5m - £2m £2m - £3M

Our Fee	950.00	1500.00	2250.00	2950.00
VAT @ 20%	190.00	300.00	450.00	509.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
Official Copy Entries (starting at)	7.00	7.00	7.00	7.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Mortgage fee	120.00	120.00	120.00	120.00
VAT	24.00	24.00	24.00	24.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00

If the sale or purchase includes any leasehold element or management company restriction then there will be additional legal fees of £350 plus VAT per freeholder and £250 plus VAT management company. There may also be an additional £21 for leasehold office copy entries.

Purchases

Land Registry fees and Stamp Duty Land Tax/Land Transaction Tax at the appropriate rate depending on the purchase price and the buyer's circumstances

Purchase Price: up to £250k £250k-£400k £400k-£600k £600k-£750k

Our Fee	695.00	750.00	845.00	950.00
VAT @ 20%	139.00	150.00	169.00	190.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
3 Search Pack from: (inc Local, Water & Environmental Searches – price may increase depending on local authority)	155.00	155.00	155.00	155.00
SDLT Fee	90.00	90.00	90.00	90.00
VAT	18.00	18.00	18.00	18.00
Mortgage fee	120.00	120.00	120.00	120.00
VAT	24.00	24.00	24.00	24.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00

Purchase Price: £750k-£1m**1m - £1.5m****£1.5m - £2m****£2m - £3M**

Our Fee	1250.00	1750.00	2350.00	3250.00
VAT @ 20%	250.00	350.00	470	650.00
TT and admin Fee (first payment)	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00
3 Search Pack from: (inc Local, Water & Environmental Searches – price may increase depending on local authority)	155.00	155.00	155.00	155.00
SDLT Fee	90.00	90.00	90.00	90.00
VAT	18.00	18.00	18.00	18.00
Mortgage fee	120.00	120.00	120.00	120.00
VAT	24.00	24.00	24.00	24.00
Archive fee	50.00	50.00	50.00	50.00
VAT	10.00	10.00	10.00	10.00
Case Management fee	40.00	40.00	40.00	40.00
VAT	8.00	8.00	8.00	8.00

If the sale or purchase includes any leasehold element or management company restriction then there will be additional legal fees of £350 plus VAT per freeholder and £250 plus VAT management company.

There will also be additional fees payable to the landlord/management company/managing agent which we will advise you of at the time of disclosure to us.



A list of Directors is available from the registered office
 Hek Jones Solicitors is a trading name of Hek Jones Limited (Company Number 9134824).
 We are authorised and regulated by the Solicitors Regulation Authority
 SRA ID 619158



Additional Fees

Transactional	
Item	Fee (exc. VAT)
Additional title	£125.00
Additional bank transfer fee	£45.00
Auction	£250.00
File Archive fee	£50.00
Bankruptcy or other Land Charge entry per entry	£75.00
Change of name	£75.00
Contract reissue fee (updated memo etc)	£75.00
Declaration of Solvency required	£150.00
Deed of Variation – drafting	£650.00
Deed of Variation – approving	£395.00
Discharge of 2nd or subsequent charges	£150.00
Discount – rearrangement of priority	£150.00
Drafting tenancy agreement	£250.00
Dual representation (separate solicitors acting for lender)	£250.00
Expediate fee (exchange and completion within one week of each other)	£125.00
Freehold management company fee per Company (Notice fee separate)	£250.00
Fee for accessing lender portal	£20.00
Flying freehold	£175.00
Fee for dealing with gift (payable per gift, ID fee additional)	£175.00
Fees for receiving documentation with insufficient postage	£15.00
Fee for dealing with Help to Buy loan	£350.00
Fee for dealing with Third Party Solicitor	£150.00
Fee for dealing with a Key Undertaking	£150.00
Fees for forwarding a copy Title Information Document / updated Registers of Title to you following Completion	£50.00
Help to Buy ISA fee	£50.00
HMO	£200.00
Indemnity insurance required	£80.00
ID fee per person legal fee. Credas ID check fee additional	£20.00
Lawyer checker fee on all matters	£20.00
Lease extension – agreed	£650.00
Lease extension – statutory process from	£1500.00
Leasehold title (to include compliance with restriction on title)	£350.00
Lifetime ISA	£95.00
Merger of titles required	£125.00
Matrimonial split fees	£250.00

New Build Fee	£350.00
Obtaining local authority documents	£25.00
Part Exchange fee	£175.00
Postponement/rearrangement of charges	£150.00
Restriction/entry on title (not chargeable additional to LH)	£150.00
Reversing Legal Completion (excluding disbursements)	£500.00
Reviewing additional mortgage offer	£50.00
Serving of post completion notices to landlord/management company/agent (per notice)	£75.00
Solar Panel lease	£350.00
Staircasing on a sale to include registration if required	£650.00
Staircasing on a purchase to include registration	£995.00
Serving notice to complete	£125.00
Title split or transfer of part required	£350.00
Trust (separate deed, as opposed to Panel in TR) required	£225.00
Unregistered title fee	£275.00

Remortgage (if different from above)	
Item	Fee (exc. VAT)
Approving and registering third party documentation along with our Land Registry application	£150.00
Cancelling a cheque	£15.00
Checking an existing Solar Panel Lease for the new Mortgage Lender	£350.00
Declaration of Trust	£275.00
Deed Of Postponement or postponement of a Council Housing Act Charge	£275.00
Fees for updating a name or address at the Land Registry	£50.00
Obtaining a property search as required by the New Mortgage Lender	£50.00
Obtaining an Indemnity Insurance Policy	£80.00
Ordering a copy Lease or other required Title documentation from the Land Registry	£10.00
Preparing and recording Undertakings as required by your Lender	£50.00
Registered Restriction/Caution – removal	£125.00
Restriction/Caution registered on your property - dealing with	£150.00
Satisfying any special conditions within the Mortgage Offer per condition	£50.00
SDLT Legal Fee	£75.00
Validating Bankruptcy Entries per entry	£50.00

Any other additional fees not covered above will be discussed with you at the relevant time, however if any of the above do apply to your matter, they will be shown on your completion statement.

