



Price and Service Information Residential Conveyancing Transactions

Introduction

As part of our professional rules, we aim to ensure that anyone wishing to use our services has the information they need to make an informed choice of legal services provider, including understanding what the costs may be.

Purchase of a 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, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Value of Property	Typical Legal Fees	
	Freehold	Leasehold
Up to £200,000.00	£600.00 (£720.00 incl. vat)	£750.00 (£900.00 incl. vat)
£200,001 to £400,000	£695.00 (£834.00 incl. vat)	£850.00 (£1,020.00 incl. vat)
£400,001 to £749,999.00	£795.00 (£954.00 incl. vat)	£950.00 (£1,140.00 incl. vat)
£750,000.00 +	£1,500.00 (£1,800.00 incl. vat)	£1,500.00 (£1,800.00 incl. vat)

VAT is currently 20%

Additional Fees

	Costs (excl. VAT)	Costs (incl. VAT)
Stamp Duty Land Tax (SDLT) Return Fee	£50.00	£60.00
Unregistered Property	£100.00	£120.00
Purchase with a mortgage lender	£100.00	£120.00
New Build Property	£100 - £200	£120 - £240
Arranging Indemnity Policy	£50.00	£60.00
Gifted Deposit	£50.00	£60.00
Dealing with Third Party or Overseas Clients	£75.00	£90.00
Help To Buy ISA (for First Time Buyers) (price per ISA)	£50.00	£60.00
Statutory Declaration	£50.00	£60.00

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CONTRACTED WITH THE LEGAL AID AGENCY



THIS FIRM IS AUTHORISED & REGULATED BY THE SOLICITORS REGULATION AUTHORITY (SRA ID:438394)

Ahmad & Williams Solicitors is the trading name of Ahmad & Williams Solicitors Ltd, Company Registration No: 05572669 (List of directors is available for inspection at our office)

What is included?

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 disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the specific nature of the transaction.

- HM Land Registry fee: variable dependant on the property purchase price
- Search fees: £300.00 approximately for standard search pack
- VAT on search fees
- Electronic AML check & admin fee: £20.00 plus VAT (£24.00) per person
- CHAPS transfer and admin fee: £40.00 plus VAT (£48.00) per payment
- Companies House fee if purchasing or remortgaging in a limited company entity: £23.00
- Bankruptcy search: £2.00 per person
- Land Registry priority search: £3.00 per title number

Anticipated Disbursements* (Leasehold)

	Typical costs
Notice of Transfer fee: This fee if chargeable is set out in the lease.	£100 - £200
Notice of Charge fee (if the property is to be mortgaged). This fee is set out in the lease.	£100 - £200
Deed of Covenant fee: This fee is provided by the management company for the property and can be difficult to estimate.	£100 - £200
Certificate of Compliance fee: To be confirmed upon receipt of the lease.	£50 - £200

**These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.*

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Stamp Duty or Land Tax (on Purchase)

This depends on the purchase price of your property and your individual circumstances. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here](#).

What is not included?

We do not report on structural surveys or provide expert tax advice which are outside our areas of expertise.

How long will my house purchase take?

For any transaction, the timescales are subject to change depending on when your offer is accepted and factors involved such as:

- Number of parties in the chain
- Whether you have a mortgage in place
- Whether you are buying a new build property

A typical transaction will take between 10-12 weeks. However, if any of the above apply, or there are other factors we need to take into consideration, it may increase the time by a further 4-6 weeks and additional charges may occur. We will discuss this with you at the earliest opportunity so you always have a clear picture of how long things are likely to take.

Our fees assume that:

- This 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 completion or the preparation of additional documents ancillary to the main transaction
- The transaction is concluded in a timely manner and no unforeseen complications arise
- All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Factors that would typically increase the cost of the service

- Legal title is defective, or part of the property is unregistered
- If you discover building regulations or planning permission has not been obtained for any works undertaken to a property
- If crucial documents we have previously requested from the client or other side's solicitors have not been provided.

Sale of a Property

Our Fees

Value of Property	Typical Legal Fees	
	Freehold	Leasehold
Up to £200,000.00	£600.00 (£720.00 incl. vat)	£750.00 (£900.00 incl. vat)
£200,001 to £400,000	£695.00 (£834.00 incl. vat)	£850.00 (£1,020.00 incl. vat)
£400,001 to £749,999.00	£795.00 (£954.00 incl. vat)	£950.00 (£1,140.00 incl. vat)
£750,000.00 +	£1,500.00 (£1,800.00 incl. vat)	£1,500.00 (£1,800.00 incl. vat)

VAT is currently 20%

What is included?

- Obtaining mortgage redemption statement and redeeming the mortgage on completion.
- Settling the Estate Agents Invoice on completion

Additional Fees

	Costs (excl. VAT)	Costs (incl. VAT)
Sale with mortgage	£100.00	£120.00
Obtaining any Indemnity policies requested by the buyer's solicitors	£50.00	£60.00
Electronic AML check & admin fee	£20.00	£24.00
CHAPS transfer and admin fee	£40.00	£48.00

How long will my house sale take?

How long it will take from the offer being accepted until the transaction is completed depends on a number of factors - some of which are outside of our control. The average process takes between 10-12 weeks. It can be quicker or slower, depending on the parties in the chain. For example, if you have a first-time buyer, it would normally reduce the time taken. However, if you are selling a leasehold property that requires an extension of the lease, this can take significantly longer, between 4 and 6 months. In such, a situation additional charges would also apply.

Remortgage of a Property

Our Fees

Value of Property	Typical Legal Fees	
	Freehold	Leasehold
Up to £500,000.00	£600.00 (£720.00 incl. vat)	£650.00 (£780.00 incl. vat)
£500,001 to £749,999.00	£695.00 (£834.00 incl. vat)	£850.00 (£1,020.00 incl. vat)
£750,000.00 +	£1,250.00 (£1,500.00 incl. vat)	£1,500.00 (£1,800.00 incl. vat)

VAT is currently 20%

Additional costs

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 disbursements which we anticipate will apply are set out separately below.

- HM Land Registry fee: variable dependant on the property purchase price
- Search fees: £300.00 approx. for standard search pack
- VAT on search fees
- Electronic AML check & admin fee: £20.00 plus VAT (£24.00) per person
- CHAPS transfer and admin fee: £40.00 plus VAT (£48.00) per payment
- Companies House fee if purchasing or remortgaging in a limited company entity: £23.00
- Bankruptcy search: £2.00 per person
- Land Registry priority search: £3.00 per title number

How long will my remortgage take?

A typical remortgage takes between 6 and 8 weeks, however, it can be longer if there are any complications such as an application being rejected. The process may also take longer if you switch lenders compared with getting a new deal with your current mortgage company.