**Potential Additional Fees**

**Leasehold Properties**

The work we will be required to carry out on your behalf will be over and above that of a freehold property. If at the time of preparing our costs estimate, we are aware that the property is Leasehold then this will have been taken into account. However, if this only comes to light at a later date then you will incur additional legal fees of approximately £600.00 including VAT. Furthermore, the Management Company (if there is one) and or Landlord and or their agents may make a charge for dealing with the correspondence and enquiries. We will advise you of these costs as and when they are known to us. If there is more than one Management Company/Freeholder involved there will be further additional charges.

**Shared Ownership/Shared Equity Properties**

There will be an additional fee up to £600 plus VAT for shared Ownership cases and £600 plus VAT for Shared Equity cases. This fee is for the extensive work involved in Shared Ownership/Shared Equity properties.

**Help to Buy Schemes**

There will be an additional charge of £250 plus VAT per person In relation to Forces Help to Buy, and £300plus VAT per person for dealing with Help to Buy ISA. LISA ISA formalities £300 plus VAT per person. The New Build Help to Buy scheme involves a great deal of additional work so we would need to discuss those costs with you. If you are going to purchase under such a scheme, then you must let us know.

**Deeds of Covenant (freehold)**

If a Deed of Covenant is required, for example due to the involvement of a Management Company, this will incur an additional charge of £300 plus VAT for a standard Deed. We will provide a quote for more complicated requirements.

**Declaration of Trust**

If due to your circumstances a Declaration of Trust is appropriate, then we will be pleased to deal with this on your behalf, but an additional fee will be incurred. This will depend on the nature of the trust document required, but would be a minimum of £400.00 plus VAT. Please be aware that you may require separate independent legal advice in relation to a Declaration of Trust.

**Statutory Declarations and Indemnity Insurance**

Should we be required to prepare a Statutory Declaration or obtain bespoke Indemnity Insurance then additional fees will be involved. This will be charged at our hourly rate in accordance with the terms and conditions you have been provided with.

**Third Party Gifts**

If you are receiving a gifted deposit, there will be an additional charge of £350.00 plus VAT due to the additional work which will be required.

**Solar Panels, Private Roads and Private Services**

If the property has solar panels, has a private access or uses private services then additional work will be required in either raising or answering enquiries, dealing with the third parties. This will be £200 plus VAT per item if straightforward. If more complicated, we will advise on costs to be based on a time basis.

**Transfers of Part**

If the property involves only part of a registered title and not the whole title, additional work will be required and our additional fees would be a minimum of £600.00 including VAT.

**Unregistered Property**

If title to the property is not registered at HM Land Registry there will be an additional fee in respect of preparing/reviewing the Epitome of Title and Deeds. This will be £400 plus VAT for straightforward titles, and a quote will be given if of a more complicated nature.

**Equity Release**

If you have an Equity Release or Lifetime mortgage there will be additional work for dealing with and reporting to your lender and reporting to you on the terms and conditions of the loan. The additional fee of £1000 plus Vat as a minimum will apply.

**Auction**

If you are buying or selling a property at auction, we will provide you with a bespoke quote as we may need to factor in our attendance at the auction as well as the other legal work.

**New Build**

Buying a new build property will incur an additional fee of £500 plus VAT.

**Remortgage**

For borrowing up to £350,000 our fee will be £1250 plus VAT

For borrowing over £350,000 please contact us to discuss your requirements.

Please note that in some cases your lender will require searches, and these will be charged separately.

There are also other search fees and disbursements such as Land Registry application fees that will be payable. Please ask us to provide you with a quote.

**The above list is not exhaustive. If it becomes apparent during the course of your matter that additional work is going to be required on your matter over and above that which we would normally expect then we will inform you before additional costs are incurred.**

**We reserve the right to increase our charges for urgency or complexity.**