



How our fees work in conveyancing

I am Philip Cartin a partner at Ewings and Co Solicitors. My colleague Nicholas Cleere is also a solicitor who works in the conveyancing and property team at Ewings and Co. I am the conveyancing partner in the firm and ultimately responsible for and supervise the department. I can be contacted on pcartin@ewings.uk.com. We both work exclusively on property related matters.

If you would like an estimate of fees for carrying out a residential purchase, sale or re mortgage please select the relevant box on the previous page and complete the various boxes. A breakdown will then be emailed to you quickly.

Our fees for the purchase of a freehold property will range from £800.00 plus VAT to £3000.00 plus VAT depending on the type and complexity of the title and associated issues with the property. We will also charge an additional fee for acting on behalf of a mortgage company. For a mainstream lender this is normally in the region of £100.00 plus VAT. We will charge a fee of £35.00 plus VAT for each electronic transfer of funds. These fees generally are based on the assumption that the title is registered, is not defective, and does not include extra land and that all planning and building regulations documents are available. In the case of a leasehold property we will also assume that all landlord's management information is available and that there has been no breach of the Lease or service charge or ground rent or alterations to the property without the landlord's consent.

Costs payable to other organisations such as for example stamp duty land tax or payments to the Land Registry are calculated according to the purchase price of

the property or the location of the property with regard to local authority searches. Generally our local authority searches will be obtained from the local authority rather than relying on what we believe to be inferior personal searches.

There are other searches that we will usually also obtain although these can be a matter of agreement with you such as for example environmental searches or drainage searches. These will depend on the relevant providers' fees.

If we have to visit a property or in the case of unusual transactions such as for example probate sales we will charge extra for those services. These services will be charged on the basis of our hourly rate. My hourly rate is £250.00 per hour and my colleagues is £230.00 per hour. Hourly rates are subject to an additional payment for VAT. Due to a recent ruling by HMRC VAT is also payable on the sums that we expend on local authority and other searches.

Our fees are calculated on the basis of the standard work carried out in a transaction which will generally consist of obtaining information about the property from a sellers solicitors; checking that the sellers have a good title and applying for searches; agreeing the terms of the Contract and raising additional enquiries and then reporting to you; exchanging Contracts when everyone is ready whilst making pre completion searches; obtaining mortgage funds from the lender and letting you know the balance of funds and attending and sending monies to the sellers solicitors on the completion date and afterwards applying for registration to the Land Registry. Please note where completion takes place less than 14 days after exchange of contracts we will charge an additional fee of between £100.00 and £200.00 plus VAT depending on the timing involved. For simultaneous exchange and completion we may charge an additional fee of at least £200.00 plus VAT and disbursements.

Timing with regard to transactions is subject to various issues. How long it takes to obtain searches – usually this is relatively quick now certainly in the case of local authorities which are close to us. Obtaining mortgages can take longer than it historically has and sometimes you also have to wait for the remainder of the chain to be ready before a transaction can proceed.

Our fees for dealing with a sale transaction will fall within a range of £800.00 plus VAT to £3000.00 plus VAT. Again as with purchase transactions this will cover standard transactions. We will charge an additional £50.00 plus VAT for

redeeming each mortgage with a mainstream lender. For unusual lenders that fee may be higher.

Again we will charge a fee of £35.00 plus VAT for electronic financial transfers.

We will also in the transaction pay your estate agents fee on completion. We will have to obtain up to date copies of your deeds from the Land Registry usually in the form of office copy entries which cost £6.00. We will also obtain copies of any Lease which will be in the region of £20.00 and copies of any historic transfers shown in those title documents charged at land registry rates. There may be additional fees for dealing with unregistered land calculated on the basis of the fee earners hourly rate as set out above.

Although this notice is designed to give you an indication of our fees we are always happy to agree in the transaction itself a particular fee structure with you.

Our fees for dealing with re mortgage transactions will generally be in the region of £500.00-£1500.00 plus VAT together with disbursements which usually will include obtaining a local authority search and additional searches and Land Registry fees for obtaining copies of title and registering the new mortgage. Those fees will be as set out above.