

**Fixed Price Conveyancing Guaranteed – Sharma & Co Solicitors
For (intending) owner / occupiers including first time buyers**

Legal Service Description Excluding Disbursements*	Fixed Price
Acting for Buyer Freehold registered including lenders legal fee, administration and case tracking fees	£766.00
Acting for Buyer Leasehold registered including lenders legal fee, administration and case tracking fees	£866.00
Acting for Seller Freehold registered including lenders legal fee, administration and case tracking fees	£610.00
Acting for Seller Leasehold registered including lenders legal fee, administration and case tracking fees	£735.00
ADDITIONAL WORK Excluding Disbursements*	Fixed Price
Report on Mortgage	£300.00
Report on Contract	£100.00
Report on Lease(s)	£400.00
If your lenders surveyor instructs us to inspect an issue we will charge a fee to cover this work	£ 50.00
If there is a Defect of Title we will charge to deal with it to resolution in addition to any third party insurance costs.	£ 80.00
If we have to obtain documents other than office copies of title from the Land Registry which are not in your possession or your lenders possession then we will charge a fee for this application in addition to Land Registry document fees per document requested, this price does not apply to standard office copies which are included in the standard sale.	£ 50.00
In some Leasehold cases the Freeholder or Management Company will request you to enter into a direct contract with them and if this is required we will charge fee to provide a suitable draft for up to 2 persons. Any further parties will be charged additional £25.00 per person	£100.00
In some cases where there may be dispute of fact about the Property, we or the other solicitors may ask for a statutory declaration of fact and we will charge a fee for this.	£100.00
Sometimes Bankruptcy Searches will reveal some entries which we will need to check that they do not related to you and we will charge a fee to check these with the insolvency service. Please note that lenders will not accept self declarations in these circumstances.	£100.00
If there are Planning Permission or use issues then we whether under your interest or your lenders interest will have to try resolving these and we will	£150.00

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charge a fee to deal with these in addition to any third party insurance costs.	
If there are any Building Regulation issues then we whether under your interest or your lenders interest will have to try resolving these and we will charge a fee to deal with these in addition to any third party insurance costs.	£150.00
Sometimes the Property may not be under one legal title and we may need to for ease or at your lenders instructions or otherwise apply to amalgamate the titles into one and we will charge a fee to do in addition to Land Registry Fees.	£100.00
If you are unmarried, not civil partners or purchase property with friends and the deposit is being contributed unequally you may wish us to provide a declaration of trust in case of any dispute later, we would charge a fee for this on standard format. This does not include any advice on it, please note that we could only advise one party and not others due to conflicts of interest.	£100.00
If your lease is being extended during the transaction or upon completion we will charge a fee to deal with registration of it which will include reporting to your lender any matters.	£150.00
If your lease is not the main lease or derived under a head lease then we will charge a fee to deal matters which are raised by this arrangement.	£100.00
If you have shared ownership we will charge a fee to deal with any specific aspects relating to shared ownership.	£100.00
If you are not up to date with your ground rent or service charge we will charge a fee to try and resolve this for you.	£50.00
To deal with any undervalue sales or preference including lender notification and arranging insurance will charge a fee for this	£100.00
To deal with non owning spouse/ civil partner or other adult occupiers we will charge a fee to resolve these.	£100.00
If we have to serve a notice to complete where any party fails to complete the transaction then we will charge a fee for this.	£160.00
Where either the Buyer or Seller dies or become bankrupt between exchange and completion we will charge to deal with the legal technicalities	£1000.00
Dealing with restrictions on title, or other certificates of compliance	£150.00
Dealing with existing assured shorthold tenancies	£150.00

*Disbursements are fees and expenses which are not the Solicitors professional or administrative fees and are payable to third parties such as other service providers. Although we have listed most common types below there may other less common types which can only be ascertained once we

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are acting in any transaction. Accordingly the disbursements section is not under a fixed fee agreement but variable as prices are in control of third parties who may vary without prior notice.

Typical Sale Disbursements

Energy Performance Survey	£ to be advised
Bankruptcy Search	£ 2.00 person
Bank Charges CHAPS	£ 12.00 per transfer
Anti- Money Laundering Check	£ 6.00 per client
Office Copies	£ 8.00
Leasehold Fees (if applicable)	£ to be advised

Typical Purchase Disbursements

Usual Searches	£ 100 to 400.00 range
Bankruptcy Search	£ 2.00 person
Official Search	£ 4.00
Land Registration Fee	£ variable to be advised
Stamp Duty Land Tax	£ variable to be advised
Bank Charges CHAPS	£ 12.00 per transfer
Anti- Money Laundering Check	£ 6.00 per client
Leasehold Fees (if applicable)	£ to be advised

