

## Residential Property – Purchase

### Our Fees

- Our fees will depend upon the complexity of the transaction and upon the value of the property.
- Please note that we are not able to specify our fees as these will depend on the complexity of your residential transaction as well as on the price of the property.
- For most of the transactions, we fix our fees at 0.5% of the property price with a minimum price of £1,850.

\*Please note the prices are exclusive VAT and disbursements.

\*Disbursements (fees payable to third parties, e.g., Land Registry fees or Search fees). We will require money on account to be paid to us in advance to cover these.

### The prices for Search fees may vary depending on the Council

#### Example of Search Fees

Additional Parcel (CON29)	£4.34	£0.86	£5.20
Additional Parcel (LLC1)	£4.17	£0.03	£4.20
Additional Parcel Commercial (CON29)	£4.34	£0.86	£5.20
Additional Parcel Commercial (LLC1)	£4.17	£0.03	£4.20
Land Charges	£0.00	£0.00	£0.00
Official Local Authority Search (CON29R & LLC1)	£119.75	£17.15	£136.90
Official Local Authority Search (LLC1) - Standalone	£52.25	£3.65	£55.90
Official Local Authority Search Commercial (CON29R & LLC1)	£119.75	£17.15	£136.90
Official Local Authority Search Commercial (LLC1) - Standalone	£52.25	£3.65	£55.90
Optional Part II Only	£0.00	£0.00	£0.00
PlanVal Highways Lite	£83.50	£16.70	£100.20
PlanVal Highways Standard	£106.00	£21.20	£127.20
PlanVal Highways Standard + Opinion	£116.00	£23.20	£139.20
Drainage & Water Search (CON29DW)	£79.75	£15.95	£95.70
Regulated Drainage & Water Search	£32.00	£6.40	£38.40

### Stamp Duty Land Tax (SDLT)

SDLT depends on the purchase price of the property. We will also check if any reliefs are available to you.

### **Length of Transaction**

The purchase of the property may take anything from 3 weeks up to few months depending on its complexity.

### **Typical Transaction involves the following steps**

1. anti-money laundering checks as we are required by law
2. take instructions and provide initial advice including the advice on SDLT
3. checks on how you will finance the purchase and liaise with the lender's solicitors
4. receive and advise on the contract documentation
5. pursue all relevant searches
6. get further planning documentation if required
7. raise any necessary enquiries of the seller's solicitor
8. advise on all documentation and information received usually in a report on title form
9. consider your mortgage offer if there is one
10. you to sign the contract once agreed
11. we exchange contracts and advise you that exchange has happened
12. get licence to assign from the freeholder if leasehold
13. advise you on joint ownership
14. draft the Transfer, agree it with the other side and arrange for your signature on all completion documentation including the loan documentation
15. pursue pre-completion searches
16. send a completion statement to you which will show the monies required from you and the lender
17. complete the purchase
18. pay of Stamp Duty Land Tax/Land Transaction Tax
19. make the application for registration at HM Land Registry
20. send notification to the freeholder of the change of ownership and mortgage and arrange for transfer of any share in the freeholder

### **Residential Property – Sale**

#### **Our Fees**

- Our fees will depend upon the complexity of the transaction and also upon the value of the property involved.
- Please note that we are not able to specify our fees as these will depend on the complexity of your residential transaction as well as on the price of the property.
- For most of the transactions, we fix our fees at 0.5% of the property price with a minimum price of £1,500. The prices are exclusive VAT and disbursements.

### **Disbursements**

- Land Registry search fee – from £3.00 plus VAT
- Managing Agents Enquiries - £100 - £450
- Landlord's assignment costs - £450 - £1800
- Bank Transfer Fee - £20.00 + VAT

### **Length of Transaction**

The sale of the property may take anything from 3 weeks up to few months depending on its complexity.

### **Typical Transaction involves the following steps**

1. anti-money laundering checks as we are required by law
2. contact your mortgage provider to enquire in redemption figure
3. contact your landlord to enquire if their consent is required to sell the property
4. provide advice on the sale contract, negotiate and finalise contractual documents
5. respond to enquiries from buyer's solicitor
6. you sign the agreed contract
7. we get the landlord's consent for assignment/ transfer (if necessary)
8. organise for the mortgagees to be redeemed
9. completion of sale
10. mortgage is redeemed and the surplus money (if any) are sent to you

\*If you require tax advice on sale, please note that we do not provide tax advice

### **Our Team**

Our Conveyancing team has over 30 years of collective experience in providing high quality work in all the matters relating to conveyancing. We have two members of the team who may work on your matter. Regardless of who pursues the work for you, they will be supervised by Tareq Ali.

Mr Tareq Ali, the solicitor of over 20 years of experience in both residential and commercial property transactions. Tareq qualified as a solicitor in 1996 and having worked in numerous law firms has joined HA Law in 2021. Tareq has set up conveyancing department in this practice and secured representation for most major lenders and allocation to both LMS and Decision First panels. Tareq is also an accredited CQS (Conveyancing Quality Scheme) panel member.

Tareq has implemented and maintained all appropriate systems including case management software risk management and anti-money laundering requirements and acted as anti-money laundering officer throughout.

In the event, we require a bigger team of conveyancers to work on your transaction, we outsource work too.

All the conveyancing work carried out for our clients is also supervised by the firm's Compliance Officer, Ms Ekaterina Mazepa, who is a qualified solicitor to undertake conveyancing work as well.

If you have any queries, you should contact Ekaterina Mazepa at [kmazepa@ha-law.co.uk](mailto:kmazepa@ha-law.co.uk), (0203 882 0730).