

MANCHESTERS SOLICITORS

Estimate of Conveyancing Charges

The person carrying out your work is named opposite. He or she will ensure that you are kept informed of the progress of your Conveyancing. If that person is unavailable, please ask for his or her secretary.

Date: 5th January 2012
Clients Name: *****
Address of property to be sold: *****
Registered/Freehold
Price: £380,000
Address of property to be purchased: *****
Registered/Freehold
Agreed Price: £450,000
Name of Partner and Solicitor wo would be responsible

Solicitors Costs on

Property to be sold **	£ 950.00
****Our sales commission	£ 4,180.00
VAT	£ 1,026.00
Land Registry fees *	£ 8.00

SUB TOTAL £ 6,164.00

Solicitors Costs on

Purchase ***	£ 570.00
Acting for Lender (None)	£ -
VAT	£ 114.00
Search Fees (where necessary) *	£ 272.00
Government Stamp duty (3%)	£ 13,500.00
Land Registry and land charges Fees	£ 288.00
Our fee for arranging CHAPS x 2 at completion ***	Included
VAT thereon	£ 21.00
Our fee for arranging ID check X2 inc VA	Included
ID searches X 2	£ 7.20

SUB TOTAL £ 14,772.20

TOTAL £ 20,936.20

This quote is fixed save for any exceptional difficulty, urgency or complexity such as a serious title defect which requires me to spend time on that or the arranging of any legal indemnity policies where necessary, and in any of those cases I would provide you with a new quote subject to your prior written approval. If such things arise on your purchase then often it should be the seller that pays for them to be sorted out but I am obliged to indicate this in case they refuse and you still wish me to proceed in trying to resolve them.

The sale fees are offered on a no sale no fee basis, but limited to just one attempted sale, thereafter if the sale did not complete for any reason then a proportion of this quote would be payable based on the amount of work carried out up to that point, calculated based on an hourly rate of £200 plus vat of £40 but not to exceed £950 plus vat of £190.

The purchase fees are offered on a no purchase no fee basis, but limited to just one attempted purchase, thereafter if the purchase did not complete for any reason then a proportion of this quote would be payable based on the amount of work carried out up to that point, calculated based on an hourly rate of £200 plus vat of £40 but not to exceed £570, unless the purchase proved to be unusually complex or onerous and required additional work for which a separate quote would be provided for your prior approval.

* A local search comes to £218 (in Croydon) and a drainage search is £53.28 of Thames Water (Croydon region). Those searches are recommended in all cases and the fees will vary depending on the location.

** This is based on 0.25% of the sale price based on a sale price of £380,000 (in accordance with the attached terms).

***This is based on 0.15% of the sale price based on a sale price of £380,000 (in accordance with the attached terms).

Stamp duty to be paid by CHAPS, and the balance of the purchase monies also to be paid by CHAPS. This is normally charged at £70 plus Vat of £14 but will not be charged on this occasion.

**** Stamp duty is currently 3% over £250,000 up to £500,000. I have based this on a price of £450,000

*****The marketing commission based on a sale price of £380,000 would be at 1.1% of the sale price and based on a sale price of £380,000 would come to £4,180 plus vat of £836, which is incorporated into the above.

Our terms of use with combined marketing and conveyancing on both sale and purchase

If you take advantage of our offer of combined marketing rate for selling and also for the conveyancing on sale and purchase the following terms will apply:

- 1) The offer is only available where we are instructed as sole selling agent.
- 2) The offer is limited to free abortive fees on one attempted sale or one attempted purchase or both. Thereafter, we would provide you with a quote for your prior approval based on our advertised rates as seen on our website for acting for you on subsequent sales or purchases, on the basis that abortive work would be charged as a proportion of the original quote based on the amount of work carried out by us.
- 3) Solicitors are not allowed to offer free conveyancing so the agreed commission rate will include an element of 0.25% representing the conveyancing fees on a sale and 0.15% representing the conveyancing fees on a purchase.
- 4) This offer of the conveyancing on a purchase will only apply if a sale commences through us and we are also instructed on the conveyancing on the sale. Should the sale begin but not complete, but your purchase proceed all the way to completion then the fee on the purchase would be equivalent to 0.15% of the quoted commission based on the sale price that had been agreed on your sale before the conveyancing on your sale became aborted.
- 5) This offer does not extend to unregistered titles, or new builds or auctions sales, shared ownership, relocations or mixed use properties or unconventionally built homes, for which we would be happy to quote separately.
- 6) This offer assumes that the conveyancing will not reveal any serious title problems which might require an unusual degree of additional skill and time to resolve of which you would be notified in advance with a separate quote for your prior approval. Such things are rare with registered property in well established residential areas.
- 7) The offer is subject to our solicitor's discretion at all times in terms of them being satisfied that we are free and able to act and that there is no likelihood of a conflict of interest arising or of it arising during the course of a matter.
- 8) This offer does not include non legal items such as Local Search fee, Land Registry fees and stamp duty for which we will provide you with a full list once you had agreed on a purchase, as these vary depending on the price and the location.

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