Our fees cover the routine work * required to complete the sale of your home.

The following are the fees we would charge based on a standard sale of a freehold residential property with vacant possession, registered at the Land Registry, not a new build or a conversion, not taking into account any complications or delays caused due to defective/insufficient documentation, defective title, matters arising from the buyer's searches and enquiries relating to the property, missing planning permissions and/or building regulations compliance documentation etc

- Legal fee – in each case plus VAT

Sale Price - £	Freehold sale fee - £
149,995.00 – 399,999.00	750 - 1250.00
400,000.00 – 749,999.00	1,250.00 – 2,000.00
750,000.00 – 999,999.00	1,850.00 – 2,750.00
1,000,000.00 +	Please contact us for a specific quote

The following are the fees we would charge based on a standard sale of a leasehold residential flat for single occupation with vacant possession, registered at the Land Registry, not a new build or a conversion, not taking into account any complications or delays caused due to defective/insufficient documentation, defective title, matters arising from the buyer's searches and enquiries relating to the property, missing planning permissions and/or building regulations compliance documentation etc

Sale Price - £	Leasehold sale fee - £
149,995.00 – 399,999.00	795 - 1250.00
400,000.00 – 749,999.00	1,250 – 2,250.00
750,000.00 – 999,999.00	1,750.00 – 2,850.00
1,000,000.00 +	Please contact us for a specific quote

The following apply to both freehold and leasehold sales:

- Land Registry Official copies of documents handling fees – up to £50.00 plus VAT
- Electronic money transfer handling fee (each transfer) up to £50.00 plus VAT
- Company search handling fee (if necessary) (each) £36.00 plus VAT
- File archiving and storage handling fee £25.00 plus VAT
- Copying handling fee min £10.00 plus VAT

We do not pay or accept referral fees.

Disbursements are costs related to your matter that are payable to third parties, such as managing agent's fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Some disbursements you may be likely to pay on both freehold and leasehold sales include:

Anti-money laundering search (each) £4.40 (UK); £6.60 (international)

Lawyer Checker search £12.00 plus VAT

Additional disbursements you may be likely to pay on leasehold sales include **:

- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is £120.00 - £350.00.
- Management pack - This fee is provided by the management company for the property and can be difficult to estimate. Often it is £150.00 - £400.00.

**These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of the specific documents.

How long will my sale take?

How long it will take from you accepting a buyer's offer until you hand over the keys to the buyer will depend on a number of factors. The average process takes between 6-8 weeks.

It can be quicker or slower, depending on the parties in the chain. For example, if the buyer is a first time buyer, buying a leasehold property that requires an extension of the lease, this can take significantly longer. In such a situation additional charges would apply.

Stages of the process

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages, including:

- Take your instructions and give you initial advice
- Check whether there is an existing mortgage and contact the lender if appropriate

- Advise on the contract documents
- Obtain additional documentation if required
- Give you advice where relevant
- Send final contract to you for signature or attend upon you to go through the documents in readiness for exchange of contracts
- Obtain the redemption statement from any existing lender
- Agree completion date (date on which you hand over the keys to the property)
- Exchange contracts and notify you that this has happened
- Complete purchase
- Arrange for agents, lenders and others to be paid from the sale proceeds and the balance to be remitted to you

* Our fee assumes that:

a. this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
b. this is the assignment of an existing lease and is not the grant of a new lease
c. the transaction is concluded in a timely manner and no unforeseen complication arise
d. all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
e. no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Your transaction would be progressed or supervised by one of the following:

Name	**Status**	**Qualification year**
Howard Freeman	Consultant	1985
Yogesh Patel	Consultant	1986
Stephen Nelken	Partner	1981
Nathan Woodward	Partner	2004
Stephen Sasto	Consultant	1981
Gopal Bhudia	Partner	2001
Balbit Thandi	Partner	1989