



ADKIRK LAW

ADDITIONAL LEGAL SERVICES OFFERED

Our Fixed Fee quoted on our statement of fees covers all conventional work associated with the conveyance of a residential property. If other legal documents or additional legal services are required or requested from the menu below, the additional legal fee, payable by you, will be as follows:

	Charge	VAT	Total
Dealing with a new build purchase	£250.00	£50.00	£300.00
Dealing with a Leasehold title (flat)	£250.00	£50.00	£300.00
Dealing with a Freehold Management Company or Landlord	£150.00	£30.00	£180.00
Dealing with Buy To Let	£95.00	£19.00	£114.00
Dealing with Right To Buy	£100.00	£20.00	£120.00
Dealing with Help to Buy ISA	£50.00	£10.00	£60.00
Dealing with Help To Buy Equity Loan	£200.00	£40.00	£240.00
Dealing with additional staircasing on a shared ownership property	£250.00	£50.00	£300.00
Platinum Service	£500.00	£100.00	£600.00
Expedited Service	£250.00	£42.00	£292.00
Home Visits (within 50 miles)	£200.00	£40.00	£240.00
Completing and filing Inland revenue SDLT1 form (On Shared Ownership transactions where staircasing is involved. (Sale Only)	£50.00	£10.00	£60.00
Payment admin charge within the UK	£30.00	£6.00	£36.00
Payment admin charge outside of the UK	£60.00	£12.00	£72.00
Verifying the identification of clients outside the UK or where ID documents are issued outside of the UK	£50.00	£10.00	£60.00
Verifying the identification of a third party or where ancillary documents are required in relation to gifted deposits being obtained (each person)	£95.00	£19.00	£114.00
Dealing with a gifted deposit on a purchase	150.0	£30.00	£180.00
Lender supplement – dealing with non-high street lenders	£250.00	£50.00	£300.00
Mortgage Administration – High Street Lender	£75.00	£15.00	£90.00
Lender Panel Admin Fee – LMS & Lender Exchange	£75.00	£15.00	£90.00
Removal of each registered Caution, Restriction or Notice	£145.00	£29.00	£174.00
Cheque unpaid and / or stopped at customers request	£15.00	£3.00	£18.00
Dealings with a third party Lawyer	£200.00	£40.00	£240.00
Registration of HMLR property fraud alert	£50.00	£10.00	£60.00
Simultaneous Exchange/Completion	£50.00	£10.00	£60.00
Protracted negotiation for completion	£50.00	£10.00	£60.00
Dealing with a ground rent / service charge retention – sale or purchase	£75.00	£15.00	£90.00
Preparation/approval of a Key Undertaking	£50.00	£10.00	£60.00
Deed of Covenant (Sale or Purchase)	£145.00	£29.00	£174.00
Dealing with Repossession property purchase requiring expedited exchange	£200.00	£40.00	£240.00
Dealing with second or subsequent mortgages on a Purchase	£150.00	£30.00	£180.00
Removal of Second / Subsequent charges on a sale – per charge	£50.00	£10.00	£60.00

Obtaining copies of each planning or building control document from the local authority	£35.00	£7.00	£42.00
Obtaining necessary miscellaneous documents from a third party	£35.00	£7.00	£42.00
Dealing with clients who reside overseas	£250.00	£50.00	£300.00
Dealing with a new build pre-occupied property less than 5 years old	£100.00	£20.00	£120.00
Clearing service charge arrears / ground rent arrears on completion	£35.00	£7.00	£42.00
Researching and setting up a Title Repair/Title Indemnity Policy	£50.00	£10.00	£60.00
Statutory Declaration or Statement of Truth	£150.00	£30.00	£180.00
Missing Title Deeds - Reconstitution of title	£650.00	£130.00	£780.00
Dealing with an Unregistered Title	£200.00	£40.00	£240.00
Title Approval of an Unregistered Contract -Purchase	£100.00	£20.00	£120.00
Preparing First Registration of Title at HMLR on a purchase	£150.00	£300.00	£180.00
Voluntary First Registration for a sale property	£200.00	£40.00	£240.00
Register a Restriction at HMLR for absent owners	£30.00	£6.00	£36.00
Drafting a AST	£250.00	£50.00	£300.00
Approving a AST / Dealing with a BTL	£100.00	£20.00	£120.00
Approval of contract package with less than 5 days before the auction	£300.00	£60.00	£360.00
Dealing with multiple titles	£195.00	£39.00	£234.00
Dealing with defective / complex title issues (price provided upon enquiry)			
Dealing with an Islamic Mortgage	£450.00	£90.00	£540.00
Reviewing and approving documentation to secure Bridging Finance	£350.00	£70.00	£420.00
Deed of Assignment of Life Policy between policy holders	£200.00	£40.00	£240.00
Assignment of Insurances from or to lenders, per Policy	£30.00	£6.00	£36.00
Acting for a company	£200.00	£40.00	£240.00
Surrender and Grant of a New Lease	£500.00	£100.00	£600.00
Preparation of a Deed of Variation	£450.00	£90.00	£540.00
Purchase of Share of Freehold	£295.00	£59.00	£354.00
Transfer Of Part	£300.00	£60.00	£360.00
Deed of Grant of Easement or variation of rights	£550.00	£110.00	£660.00
Lease Extension or Variation	£750.00	£130.00	£780.00
Purchase of the freehold reversion for a leasehold property when buying or selling	£295.00	£59.00	£354.00
Flying Freehold Deed of Mutual Covenant (Prices from)	£350.00	£70.00	£420.00
Housing Association Property Surcharge	£175.00	£35.00	£210.00
Deed of Substituted Security	£95.00	£19.00	£114.00
Preparation of a Deed of Postponement	£95.00	£19.00	£114.00
Drafting additional Contracts for contract races	£175.00	£35.00	£210.00
Approval and reporting on Solar Panel Lease for a purchase	£200.00	£40.00	£240.00
Dealing with requirements for a Solar Panel Lease for a sale	£75.00	£15.00	£90.00
Enfranchisement outside of the Act	£395.00	£79.00	£474.00
Grant of Probate	£1000.00	£200.00	£1200.00
General Lasting Power of Attorney (per person, limited to the sale of a property)	£300.00	£60.00	£360.00
Wills (Prices from)	£250.00	£50.00	£300.00
Deed of Trust (Prices from)	£350.00	£70.00	£420.00
Deeds of Guarantee (Prices from)	£350.00	£70.00	£420.00