

YOUR CONVEYANCING QUOTATION

WHAT OUR CLIENTS SAY

★★★★★ Read our reviews

“I've never purchased a property before so really didn't know what was involved. It was easy and seamless no stress at all followed by a price that was so much cheaper than other quotes.”

“I can honestly say these are the best Solicitors we have ever used. They kept us informed on a regular basis as to how things were progressing which I really valued and they were quick to respond to any queries I asked. They were professional, efficient, helpful and really nice to deal with.”

“We were informed of the process throughout and she was always friendly, approachable and very professional at all times. Would definitely recommend Versus Law. Thank you again.”

“The service and advise that we received from Versus Law was exceptional. We had numerous issues with the house that we were buying and the team guided us through the process whilst always looking out for our best interest. They were always prompt in responding to any question that we had and would update us on a regular basis.”



0161 249 5087



info@versuslaw.co.uk



07900365247



Conveyancing
Quality

Detailed Conveyancing Quote

Your conveyancing quote was generated at:

www.versuslaw.co.uk

Quotation Ref:

Quotation Date:

Client Details

Test

Tel: 0719089809

Solicitor Details

Versus Law Solicitors

10 Lapwing Lane

Manchester

M20 2WS

Tel: 0161 249 5087

Email: property@versuslaw.co.uk

Quote Detail and Breakdown

All quotes and pricing are valid for a maximum of 30 days from the date of quotation.

Description	Total
Legal Fee	£625.00
VAT	£125.00
Total Professional Fees:	£750.00

You are also liable for the following costs and disbursements.

Description	Total
Land Transaction Form (inc vat)	£108.00
Bankruptcy Fee	£15.60
ID Check	£36.00
Searches	£250.00
Land Registry Search	£0.00
TT Fee (inc vat)	£36.00
New Build Fee (inc vat)	£180.00
Mortgage Fee (inc vat)	£240.00
Non UK Resident Fee (inc vat)	£240.00
File Management Fee (non refundable) (inc vat)	£180.00
Company Purchase Fee (inc vat)	£180.00
Company Registration Fee (inc vat)	£15.00
Company Search	£25.00
Winding Up Search	£42.00
Total Additional Fees:	£1,547.60
Totals	£2,297.60

Transaction Details

The following information was provided by yourself at the time of quotation. **IMPORTANT: If the transaction details and information given below are incorrect, additional charges may be applied.**

Transaction Type:	Purchase
Buying Price:	£1,000.00
No. of Buyers:	2
First Time Buyer:	Y
Buy To Let/Second Home:	Y
New Build:	Y
Company Purchase:	Y
Mortgage Required:	Y
Non UK Resident:	Y
Leasehold:	N
Gifted Deposit:	N
Help To Buy ISA:	N
Cash Buyer:	N
Bridging Finance:	N
Wales Property:	N

HMRC Stamp Duty (SDLT)/Government Fees

We also calculate your stamp duty to be £0.00 and land registry fees to be £8.80. Subject to current govt guidelines.

Potential Additional Fees

The following items of work, if required, will attract additional fees as outlined. Sometimes as the transaction proceeds, additional work is required which was not in the quote. The quote provided to you is accurate and is the maximum you will pay if this additional work is not required.

Auction Bridging Finance:	From £900.00 + VAT
Bridging Finance:	From £1,500.00 + VAT
Dealing with a mortgage (inc lender admin fees):	£200.00 + VAT
Deed of Variation:	£450.00 + VAT
Redemption of Rent Charge:	£200.00 + VAT
Declaration of Trust:	£320.00 + VAT
HMO Property:	£320.00 + VAT
Leasehold apartment fee:	£200.00 + VAT
Help to Buy ISA:	£50.00 + VAT
Lifetime ISA:	£75.00 + VAT
Additional CHAPS payment:	£30.00 + VAT
Shared ownership:	£300.00 + VAT
Unregistered land:	£200.00 + VAT
Deed of Covenant:	£150.00 + VAT
Dealing with 3rd party Solicitors:	£275.00 + VAT

Arranging indemnity insurance (per policy):	£30.00 + VAT
Upgrading a title:	£50.00 + VAT
Removal of additional charges (per charge):	£200.00 + VAT
Approving lease extension:	£450.00 + VAT
Preparing key undertaking:	£50.00 + VAT
Review/preparation of an auction pack:	£400.00 + VAT
Service of a S42 Notice and assignment of the benefit:	£500.00 + VAT
Dealing with a gifted deposit:	£150.00 + VAT
Dealing with a retention:	£100.00 + VAT
Dealing with a license to occupy/tenancy at will:	£200.00 + VAT
Merger/Upgrade of a title:	£150.00 + VAT
Preparing a Statutory Declaration:	£150.00 + VAT
Dealing with a Declaration of Solvency:	£75.00 + VAT
Dealing with a restriction:	£75.00 + VAT
Expedited Completion:	£500.00 + VAT
Freehold Management Fee:	£150.00 + VAT
Building Safety Act:	£1,000.00 + VAT
Auction Fees:	£600.00 + VAT
Help to Buy Scheme:	£150.00 + VAT
Non UK Resident:	£200.00 + VAT
Enhanced Due Diligence (upto):	£500.00 + VAT
Shariah Lender:	£1,000.00 + VAT

Terms & Conditions

When purchasing a property with Versus Law Solicitors your Conveyancing Search Pack includes:

- * Regulated Local Authority Search
- * Regulated Drainage & Water Searches
- * Landmark EnviroSearch Residential

Dependent on the area in which you are purchasing your property, other recommended searches may be required. but this will be advised at the point of instruction by your assigned conveyancer.

The price for the legal work assumes that this will not prove to be substantially more complex than would normally be expected on a residential sale, purchase or remortgage. If for example there are defects in title or other significant problems of a time consuming nature, we will inform you in writing of the estimated cost of this additional work with a view to agreeing an amended charge with you. Some mortgage providers/lenders will insist upon a full official Local Authority Search for some conveyancing transactions and may also insist on additional due diligence and legal work to be carried out on their behalf, due to the mortgage product you have selected with them.

If you wish to discuss this quotation please get in touch by emailing property@versuslaw.co.uk or calling our award winning conveyancing team on 0161 249 5087 quoting the reference number: