

### **Residential Sale Pricing**

Whether you are a first-time buyer, moving home or buying a home as an investor we will guide you through each step of your transaction and tailor our service to suit your requirements, providing a high quality but value for money service. We will keep you regularly advised so that you make informed decisions and will always be available to answer any questions that you may have regarding the transaction.

We are proud to hold the CQS accreditation issued by the Law Society which is only awarded to solicitors who can show that they maintain the highest standards of conveyancing and client care at all times.

### **Pricing**

We will usually work on a fixed fee basis so that you know what fees will be incurred. If there is a new development during the transaction which will change the fee charged we will discuss with you and agree a way forward. Our fees will cover all the work required to complete the sale of your new home.

#### Residential Freehold Sales:

PROPERTY VALUE	OUR FEE (PLUS VAT)
Up to £250,000	£800
£250,001 to £450,000	£900
£450,001 to £750,000	£1,050
£750,001 to £1,000,000	£1,250
Over £1,000,000	Please contact us direct

#### Residential Leasehold Sales:

PROPERTY VALUE	OUR FEE (PLUS VAT)
Up to £250,000	£900
£250,001 to £450,000	£1,000
£450,001 to £750,000	£1,150
£750,001 to £1,000,000	£1,350
Over £1,000,000	Please contact us direct

### *Disbursements*

These are any costs related to your matter which are payable to third parties. We will handle the payment of disbursements on your behalf. The disbursements we anticipate are set out below. However, this list is not exhaustive and other disbursements may become payable – we will inform you of these as and when they arise.

Property Search fees	£400 approx
Telegraphic transfer fee x 1	£36
Official copy entries	£9.00

### **Exclusions**

We do not provide tax advice, which you should obtain from an accountant or tax specialist if required.

Our fees are fixed but there may be factors which could increase the cost. Where this is likely we will inform you at the earliest possible opportunity. The following factors could result in an increase to the fixed cost quoted:

- If a legal title is defective or part of the property is unregistered;
- If the matter is considerably more complicated than initially considered;
- If you require an accelerated service;
- If you have not provided previously requested crucial documentation.

### **Timescales**

Timescales are difficult to predict as they are subject to change depending on a number of factors. However, the average process takes around 10-14 weeks but do bear in mind that it can be quicker/slower depending on the parties in your chain. Other key factors that may affect timescales are:

- Whether or not the buyer has a mortgage in place;
- Whether or not the Searches flat any issues;
- Whether or not the buyer's survey shows up any issues;

- Enquiries raised by the buyer's solicitors;
- The number of parties in the chain.

### ***Key Milestones***

- We will take your instructions and give initial advice based on the information provided to us. We will issue you with a client care letter and accompanying documentation.
- We will draft contracts of sale and other necessary documentation;
- We will send contracts of sale to your buyer's solicitor and deal with any enquiries they may raise;
- We will advise you on any documentation and information we receive;
- We will finalise the contract and send to you for your signature;
- We will set a mutually agreeable completion date;
- We will exchange contracts and notify you when this has happened;
- We will complete the sale, redeem any mortgage you may have, pay Estate Agent fees and our fees and disbursements.

### ***Our Team***

We have an experienced team who understand the stress involved in buying, selling or re-mortgaging your property.

*Robert Taylor* is a Solicitor, Partner of EMD and head of conveyancing. He has over 40 years of experience in conveyancing, both residential and commercial and is competent in all areas of conveyancing. Contact Robert on 01424 420261

*William Brown* is a Chartered Legal Executive with over 40 years' experience in all areas of conveyancing. Contact William on 01580 89060

*Russell Dicker* is an experienced conveyancing solicitor, having qualified in 2016 and specialising in residential conveyancing, transfers and re-mortgages. Contact Russell on 01580 890600/01424 420261