

Conveyancing Additional Fees – Sydney Mitchell LLP



Conveyancing Additional Fees – Sydney Mitchell LLP (Please note that VAT is added to all fees)	
For Certain properties it may be necessary to prepare and draft a number of documents outside of the normal routine conveyancing process such as Deed of Covenant, Licence to Occupy, or Licence to Assign for each document a fee will apply.	£150.00
Removal of second & subsequent Charges.	£125 per charge
Dealing with the removal of third-party restrictions in the deeds when a property is being sold.	£100 per restriction
First Registration Applicable only when your property requires registration for the first time at Land Registry.	£250 plus any additional Land Registry Fee payable
Deed of Postponement Applicable when arranging for a second or subsequent loan to remain on your property deeds.	£250
Leasehold / Freehold charges and dealing with Management Companies The additional work required, and expenses charged by Management companies, freeholders, and others in respect of the acquisition of management information, share certificate, notice of charge, engrossment fees, compliance certificates and other similar charges.	£180
Retentions Additional work required for dealing with retentions on your behalf where completion funds are held back for reasons relating to the transaction such as when final costs remain to be determined.	£90
Portal Lender Fee Many mortgage lenders use Third Party Companies to issue mortgage offers to solicitors via a Lender Portal and to subsequently interact with solicitors during the course of your purchase and after completion of your purchase. Where this applies your mortgage company will have allowed the Third-Party Company to make an administration charge for acting as the intermediary. The fee is currently £35.00 + VAT but is subject to change and at times at short notice. Where this applies a fee will be shown in your final statement.	£35

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Gifted Deposit Fee If you are obtaining a gift from a family member for your deposit, this will incur additional legal work on top of our standard charges.	£150.00 per party providing a gift. £2 per donor for bankruptcy search. Electronic Due diligence fee £25 per giftor.
Additional AML/Source of Funds Our charges for undertaking any additional anti-money laundering or source of funds checks including the cost of any UK based third party electronic verification provider checks and any enhanced due diligence required on you or any other party such as family members providing gifts.	£150 Min
Solar Panel Additional charges for dealing with properties where the property has Solar Panels which are subject to a third-party lease.	£150
Third Party Lawyer/Unrepresented Party fee Our charges for dealing with different lawyers who may be acting for you on different matters such as in matrimonial proceedings or for dealing with an unrepresented party; including separate representation if going through relationship breakdown.	£150
Deed of variation – drafting and surrounding legal work. Additional Land Registry Fees may also apply.	£750.00 Min Charge
Deed of variation – approval and surrounding legal work where it has been prepared by another party. Additional Land Registry Fees may also apply.	£500.00 – Min Charge
Arranging, advising on Indemnity policies.	£50
HTB ISA Bonus.	£50
Lease extension – approval of draft Lease where a seller is extending the lease to the Property and you will be acquiring an extended lease upon completion.	£500.00
ID check – Smart Searches.	Purchase 2 Clients - £40 (£48 with VAT) Purchase 1 Client - £25 (£30 with VAT) Sale 2 Clients – £30 (£36 with VAT) Sale 1 Client - £15 (£18 with VAT)
Lifetime ISA	£50

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Armed Forces Help to Buy	£95
Survey –review and advice	£100
Merger of the Freehold and the Leasehold Title where possible.	£100
Updating names on your deeds at the Land Registry following marriage, divorce or similar so that the sale paperwork reflects current names and sellers. A statutory declaration as referred to below may also be required.	£50.00
Updating the address of the Property on the deeds at the Land Registry in the event that they do not correctly define the property you are selling. A statutory declaration as referred to below may also be required.	£50.00
Correcting missing names on your deeds at the Land Registry- for example missing middle names so that the sale paperwork reflects your correct name. A statutory declaration as referred to below may also be required.	£50.00
Preparation of a Statutory Declaration or Statement of Truth.	£100.00
Deed of Substituted Security- applicable normally for lease extensions or the acquisition of a Freehold interest in a property where you own a lease to transfer a mortgage. Your lender may charge separate fees.	£150.00
Appointment of an additional trustee- in certain circumstances an where a property has been jointly owned and one owner has dies it may be necessary to include a second person in the property sale to deal with restrictions that exist in the deeds preventing a sale by one person.	£100.00
In the event of a late completion and/or Notice to Complete being served.	£150.00
Where you are purchasing a property with a mortgage and there is a lenders requirement that there is a guarantor to support the mortgage payments.	£350.00