

EDDOWES, PERRY & OSBOURNE

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Eddowes Perry & Osbourne Conveyancing Fees

Please speak to our qualified members of staff for a specific estimate of costs that can be tailored to your needs.

0121 686 9444 or email advice@e-p-o.co.uk

Our standard fees are calculated on the high level of service that we are proud to provide to our clients. Our view is that, by charging a fair fee, we can help you with your property transaction by providing additional value such as progress updates as often as possible, supported by our quality service, experience, and legal advice.

Our experience and knowledgeable members of staff will assist you every step of the way.

Eddowes Perry & Osbourne have been practicing in the Royal Town of Sutton Coldfield for over 300 years. 2 of our Directors, Bethany Wiltshire LLB Hons & Yasar Baz LLB Hons head up our conveyancing department and have a wealth of experience supported by their fantastic team delivering a high-quality service in every property transaction. Our team has particular expertise in Sales, Purchases, New-Build Properties, Remortgages, Transfer of Equity, Shared Ownership Transactions, Equity Releases and Unregistered Land.

Conveyancing Team

We have 7 members of the team who may work on your matter, combined with 8 support team members. All our matters in the department are supervised by Bethany Wiltshire LLB Hons & Yasar Baz LLB Hons.

Bethany Wiltshire LLB Hons (Solicitor/Director)

Yasar Baz LLB Hons (Solicitor/Director)

Kimberley Blackburn nee Anderson LLB Hons (Solicitor)

Emma Adams LLB Hons (Solicitor)

Anees Rehman LLB Hons (Solicitor)

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Maria Hawkins Legal Executive

Katie Dwyer Legal Executive

Jane Hancox Legal Assistant

Rose Saunders Legal Assistant

Karen Homer Legal Assistant

Jessie Beasley Legal Assistant

Theresa Kedwards Legal Assistant

Amie Kee Legal Assistant

Julia McLeod Legal Assistant

Issa Hussain Legal Assistant

The questions most of us ask when buying and selling... How long does it take & what are the procedures?

A typical transaction time can depend upon a number of factors. The average transaction time is estimated at around 8 – 12 weeks from the draft contract papers being issued, however this can change, dependent on the other parties in the chain.

Factors that can affect the speed of a transaction include (amongst others):

- The time it takes to receive the results of our applicable searches.
- If you or someone in the chain is purchasing a New-Build property.
- If you or someone in the chain is purchasing a Leasehold property.
- If a property in the chain is discovered to have title or other defects that need to be resolved.
- If you or someone in the chain experiences delays in obtaining a mortgage offer.
- If you or someone in the chain is difficult to contact due to holiday, work or other factors.

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Our standard fees are subject to change dependent on each individual transaction. We encourage all our clients to have a chat with one of our conveyancing team members who will be able to provide a bespoke estimate of costs.

Freehold Sale Standard Fee

£0 - £300,000	£699, VAT thereon £139.80
£301,000 - £500,000	£799, VAT thereon £159.80
£501,000 or above	To be discussed with our team members

Leasehold Sale Standard Fee

Our Leasehold Sale Standard Fees remain the same as our Freehold Sale Standard Fees, with the addition of a Leasehold Uplift Fee of £150, VAT thereon £30 on every transaction.

Freehold Purchase Standard Fee

£0 - £300,000	£725, VAT thereon £145
£301,000 - £500,000	£849, VAT thereon £169.80
£501,000 or above	To be discussed with our team members

Leasehold Purchase Standard Fee

Our Leasehold Purchase Standard Fees remain the same as our Freehold Purchase Standard Fees, with the addition of a Leasehold Uplift Fee of £150, VAT thereon £30 on every transaction.

Transfer of Equity Standard Fee £600, VAT thereon £120

Re-Mortgage Standard Fee £550, VAT thereon £110

Lease Extension Standard Fee £750, VAT thereon £150

As well as our standard legal fees, you will also be required to pay Disbursements as part of your transaction. Disbursements are additional sums related to your matter that are payable to third parties, such as Land Registry Fee. We handle the payment of these on

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your behalf to ensure a smoother process. The disbursements which we anticipate will apply in a standard Freehold transaction are as follows:

Sale

- Money Laundering ID Check Per Person (inc VAT) £21.60
- Land Registry Official Copies Per Title (inc VAT) £6

Purchase

- Money Laundering ID Check Per Person (inc VAT) £21.60
- Land Registry Search Fee Per Name (inc VAT) £3
- Bankruptcy Search Fee Per Name (inc VAT) £2
- Land Registration Fee (inc VAT) To be confirmed with team member
- Stamp Duty Land Tax To be confirmed with team member
- Obtaining & Advising on Searches Fee £295, VAT thereon £59

This list is not exhaustive and other disbursements may apply depending on your individual matter. We will of course update you on any additional disbursement payable as these become apparent during the course of your transaction.

If you would like to see how Stamp Duty Land Tax is calculated, you can visit the following site:

<http://hmrc.gov.uk/tools/sdlt/land-and-property.htm>

The Land Registration Fee payable will also depend on the purchase price of your property. You can calculate the fee payable by using the Land Registry's fee calculator online.

Our fees cover all the work required to complete your bespoke transaction. We will endeavor to notify you of any changes to your estimate of costs at the earliest opportunity however, please contact one of our team members to provide you with a bespoke estimate of costs tailored to your individual transaction.