KENDALL & DAVIES SOLICITORS

Residential property pricing

Freehold / leasehold property

SALE £250,000 - £950,000

(For properties outside this range please contact us for a quotation)

All legal and administrative work (including acting on behalf of a lender)*	£1,350.00 - £3,000.00 plus VAT @ 20%
Arranging the transfer of monies to your lender to pay off any existing mortgage, plus the transfer of net mortgage proceeds to your bank account on completion (this fee includes an element of charge made by our Bank to us in the amount of £7.00 for each transfer)	£35.00 plus VAT @ 20% per transfer

*Please note: If the property is Leasehold there will be a surcharge of £500.00 plus VAT @ 20% on our legal and administrative fee.

The above fees are based on the following assumptions:

- The title is registered and is not defective;
- the property does not include additional land;
- that all planning and building regulation documents are available;
- that obtaining the landlord/management information is not delayed (leasehold property);
- that there has been no breach of the lease nor unpaid service charges and/or ground rent (leasehold property);
- that there have been no alterations without landlord's consent (leasehold property).

Fees payable to other organisations

Land Registry Official Copies £7.00 (plus VAT @ 20%) per copy

If selling a leasehold property, there are likely to be Landlord/managing agent's fees for providing replies to leasehold enquiries, required by your Buyer's solicitor. Typically the fees range between £250.00 - £450.00.

The legal and administrative work consists of

- Obtaining the property deeds and preparing supporting information and documentation to send to the buyer's solicitor and replying to enquiries they raise as a result of searches and surveys;
- negotiating the terms of the contract;
- obtaining information from your lender in respect of your current mortgage on the property (if applicable);
- exchanging contracts when your buyer is ready and a completion date has been agreed;
- arranging to send the necessary funds to your lender to redeem your mortgage on completion day (if applicable);
- arranging to transfer the net sale proceeds to your bank account and settling the estate agent's fees on your behalf.

Timescale

It is anticipated that it will take approximately 6-8 weeks until we are in a position to be able to exchange contracts, and a further 2 weeks from exchange of contracts to actual completion of your sale (to allow the buyer's solicitors to report to their client's lender and request the mortgage money to be transferred). Obviously, this timeframe may vary and is influenced by factors such as whether you and your buyer are in a chain or what issues arise from legal paperwork, searches or surveys by the buyer.

Kendall & Davies Limited trading as Kendall and Davies is a private limited company registered in England & Wales with Company No. 02942278. It is regulated by the Solicitors' Regulation Authority and is subject to the Solicitors' Code of Conduct, which can be accessed at http://www.sra.org.uk/home/home.page