

COST INFORMATION - RESIDENTIAL CONVEYANCING

Legal Costs

There are two main elements to the legal costs of dealing with your residential property transaction:

- our charges; and
- expenses we must pay out of your behalf.

Our charges

We tailor our costs estimate to your individual circumstances, and our charges are based on the time spent. We provide the following table of costs to provide an indication of the amount you will pay for this firm's residential conveyancing services. Please do contact us for confirmation of the costs in your own individual case.

Residential Freehold Sale or Purchase

Price paid	Rate (£)
£0.00 to £125,000.00	875
£125,001 to £200,000.00	925
£200,001 to £250,000.00	975
£250,001 to £350,000.00	1000
£350,001 to £500,000.00	1125
£500,001 to £850,000.00	1225
£850,001 to £1million	1450
Over £1million	We will provide a bespoke estimate

For leasehold sales and purchases we add a further £125 to the above costs.

Remortgage fees

Remortgage sum	Rate (£)
£0.00 to £200,000.00	650
£200,001 to £300,000	750
£300,001 to £500,000	850
£500,001 to £1,000,000	975

Transfer of Equity

£750 plus VAT

If a matter or transaction does not reach a conclusion, we reserve the right to charge for the work done, using our normal charging basis on an hourly rate. This applies even where a fixed rate has been agreed for the whole matter.

Our charges do not include VAT, which we will add to your bill at the prevailing rate.

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Expenses

We cannot give an exact figure for expenses we will incur on your behalf, but this is likely to be in the region of £500 on a normal transaction, including search fees, photocopying fees, land registry entries and other general conveyancing fees. Please note that on each transaction we will inform you of the stamp duty and land registry registration fees separately as these are dependent on the price and circumstances in each instance.

Likely timescale and key stages

Residential conveyancing matters usually take 8 weeks from receiving your instructions to completion. If any complications of any nature arise the matter will take longer. We will advise you if and when this occurs. Most matters of this nature involve the following key stages:

- Due diligence and pre-exchange usually 6 weeks;
- Post-exchange and completion usually 2 weeks

Our expertise

Our team has well-developed experience in delivering high-quality work in all matters relating to residential conveyancing.

For details of the members of the team who may work on your matter, please see: www.geoffreyleaver.com. Regardless of who works on your matter, they will be supervised by Richard Willis, a partner in the commercial property team.

Solicitors Regulation Authority (SRA)

The SRA is our professional regulator and it deals with reports of professional misconduct, dishonesty and discrimination. More information is available on the SRA's website.

Legal Ombudsman

The Legal Ombudsman is an independent and impartial scheme set up to help resolve complaints about lawyers in England and Wales. Under the Legal Ombudsman scheme rules, we have eight weeks to resolve complaints received from our clients. If we are unable to resolve a complaint within this time, certain clients may complain to the Legal Ombudsman. The website address for the Legal Ombudsman is www.legalombudsman.org.uk.

The Legal Ombudsman deals with complaints by consumers and very small businesses. This means some clients may not have the right to complain to the Legal Ombudsman, eg charities or clubs with an annual income of more than £1m, trustees of trusts with asset value of more than £1m and most businesses (unless they are defined as micro-enterprises). This does not prevent you from making a complaint directly to us.