



Estimate of Professional Fees & Disbursements

Example costs on a purchase

Purchase @ £250,000.00

Costs On the Purchase £595.00 plus VAT In addition, if you require a mortgage, you will be charged a professional fee for acting on behalf of your Lender. This will be the amount specified in your mortgage offer or £95 plus VAT whichever is the greater.

Disbursements (Amounts payable to the Government, Local Authority and other third parties) Local Search Fee (estimated) £200.00

Stamp Duty Land Tax/Wales Land Transaction Tax** £2,500.00

Costs in Connection with Making the Land Registry Application for Registration £270.00

Land Registry Search £10.00

Land Charges Search £10.00

Telegraphic Transfer Fee* £36.00

Land Tax Form* £90.00 * inclusive of VAT @ 20%

** if this purchase is an "Additional Residential Property" as defined by HMRC/WRA (eg Buy-to-Let) then there will be an additional 3% Stamp Duty Land Tax charge of £7,500.00 If you are a first time buyer (DOES NOT APPLY IN WALES), you may be entitled to take advantage of the First Time Buyer Stamp Duty Relief - see - www.gov.uk/government/publications/stamp-duty-land-tax-relief-for-first-time-buyers-guidance-note NOTE:

The SDLT/LTT charge has been calculated on the basis that you are buying the Property as a private individual