

Oxley & Coward Solicitors LLP - Costs Quote for Purchase (Rotherham Searches)

| Purchase Price | Legal Fees | 20% VAT on Legal Fees | Telegraphic Transfer Admin Fee | Telegraphic Transfer Fee | 20% VAT on Telegraphic Transfer and Admin Fee | Official Searches (Local, Mining, Drainage & Environmental) (including 20% VAT) | Land Registry Registration Fee | Land Registry Search Fee (including 20% VAT) | Infotrack Fees (SDLT & AP1) (including 20% VAT) | Estimated Total (inclusive of 20% VAT) |
|-------------------------------------|----------------------|-----------------------|--------------------------------|--------------------------|-----------------------------------------------|---------------------------------------------------------------------------------|--------------------------------|----------------------------------------------|-------------------------------------------------|----------------------------------------|
| Upto £80,000.00 | £595.00 | £119.00 | £30.00 | £12.00 | £8.40 | £410.16 | £20.00 | £22.80 | £12.00 | £1,229.36 |
| £80,001.00 to £100,000.00 | £595.00 | £119.00 | £30.00 | £12.00 | £8.40 | £410.16 | £40.00 | £22.80 | £12.00 | £1,249.36 |
| £100,001.00 to £200,000.00 | £620.00 | £124.00 | £30.00 | £12.00 | £8.40 | £410.16 | £100.00 | £22.80 | £12.00 | £1,339.36 |
| £200,001.00 to £300,000.00 | £695.00 | £139.00 | £30.00 | £12.00 | £8.40 | £410.16 | £150.00 | £22.80 | £12.00 | £1,479.36 |
| £300,001.00 to £400,000.00 | £830.00 | £166.00 | £30.00 | £12.00 | £8.40 | £410.16 | £150.00 | £22.80 | £12.00 | £1,641.36 |
| £400,001.00 to £500,000.00 | £885.00 | £177.00 | £30.00 | £12.00 | £8.40 | £410.16 | £150.00 | £22.80 | £12.00 | £1,707.36 |
| £500,001.00 to £1,000,000.00 | 0.2 percent of price | 20% VAT | £30.00 | £12.00 | £8.40 | £410.16 | £295.00 | £22.80 | £12.00 | TBC |
| Over £100,000.00 | 0.2 percent of price | 20% VAT | £30.00 | £12.00 | £8.40 | £410.16 | £500.00 | £22.80 | £12.00 | TBC |

- If the Property is Freehold/Leasehold:-
 - with a Management Company there will be an additional fee payable to Oxley & Coward Solicitors LLP of £200.00 plus 20% VAT; and
 - there may be Landlord/Management Company Notice fees / Deed of Covenant fees payable on completion but we can only advise on the amount of such fees when we have examined the Title.
- If the Property has an unregistered title there will be an additional fee payable to Oxley & Coward Solicitors LLP of £100.00 plus 20% VAT. There will also be additional disbursements and a higher Registration fee.
- The estimated total will change depending on whether or not Stamp Duty Land Tax is payable. Stamp Duty Land Tax will be payable in accordance with the current thresholds – see link to the Inland Revenue Land Tax Calculator below
 - <http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm>
- A Telegraphic Transfer fee will be payable for each and every Telegraphic Transfer of funds we make on a client's behalf.
- If the Property is subject to solar panels there will be an additional fee payable to Oxley & Coward Solicitors LLP of £150.00 plus 20% VAT.
- Search fees may vary slightly depending on the relevant area.
- LMS fees of £35 plus 20% VAT will be charged depending on whether the lender is on the LMS panel.
- Please see table of additional fees.