

Oxley & Coward Solicitors LLP - Costs Quote for Re-Mortgage (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)
Up to £100,000	£535.00	£107.00	£30.00	£12.00	£8.40	£337.70	£45.00	£8.40	£9.60	£1,093.10
£100,001.00 to £200,000.00	£535.00	£107.00	£30.00	£12.00	£8.40	£337.70	£70.00	£8.40	£9.60	£1,118.10
£200,001.00 to £500,000.00	£535.00	£107.00	£30.00	£12.00	£8.40	£337.70	£100.00	£8.40	£9.60	£1,148.10
£500,001.00 to £1,000,000.00	£535.00	£107.00	£30.00	£12.00	£8.40	£337.70	£145.00	£8.40	£9.60	£1,193.10
Over £100,000.00	£535.00	£107.00	£30.00	£12.00	£8.40	£337.70	£305.00	£8.40	£9.60	£1,353.10

- 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 SDLT 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/sdl/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. Searches may not be required depending on which lender. If they are not, we will provide you with a price for indemnity insurance.
- 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.