

ADDITIONAL CHARGES

Additional charges may be applicable for work over and above this firms' initial estimate. If we are aware of these at the outset we endeavour to include them in our estimate of charges. I will inform you of the work required and any additional charges prior to commencing any additional work. We have listed below some of the common additional charges.

Additional Work	Comment	Charge	VAT (@20%)	Total
Auction	If the property is being sold or bought at auction for preparing or checking the auction documents – it does not cover attendance at the auction	£250.00	£50.00	£300.00
Additional Purchase of Freehold or Lease Extension (Purchases Only)	If the property being purchased is subject to a simultaneous purchase of freehold or lease extension	£175.00	£35.00	£210.00
Appointment of a Trustee	Appointment of a second Trustee to give a valid receipt	£75.00	£15.00	£90.00
Case Management Fee (Lender Web Portal)	For updating the online case management system (if applicable)	£40.00	£8.00	£48.00
Online Portal Fee	For use of Walker Solicitors Online Portal to complete documents	£20.00	£4.00	£24.00
Declaration of Trust (Standard)	If two or more joint legal owners wish to specify their respective shares in the property	£150.00	£30.00	£180.00
Declaration of Trust (Complex)	If two or more joint legal owners wish to specify their respective shares in the property together with beneficial interests such as a lifetime occupation trust	£250.00	£50.00	£300.00
Deed of Covenant	For preparation of a Deed of Covenant if required	£75.00	£15.00	£90.00
Deed of Variation	For preparation or approval of a Deed of Variation if required	£200.00	£40.00	£240.00
Electronic Client Verification	For verification of each client's identity	£20.00	£4.00	£24.00
Forces Help to Buy Scheme	If you are buying with assistance from the FHTB scheme	£125.00	£25.00	£150.00
Gift (sometimes referred to as a gifted deposit)	If you are receiving a gift or loan of money or property	£170.00	£34.00	£204.00
Help to Buy ISA / Lifetime ISA	For dealing with the submission and bonus request	£50.00	£10.00	£60.00
Help to Buy Equity Mortgage Loan	For dealing with the Government's Help to Buy Equity Mortgage loan in sale or purchase	£200.00	£40.00	£240.00
Home Appointments	To verify identity or signing then this fee is charged per visit (within a 10-mile radius of office)	£150.00	£30.00	£180.00
Indemnity Insurance	For arranging each standard indemnity policy	£50.00	£10.00	£60.00
International Electronic Client Verification	For verification of each client's identity not resident in the UK	£30.00	£6.00	£36.00
Landlord/Management Company	Working with a Landlord/Management Company; property enquiries; consent to transfer	£150.00	£30.00	£180.00

Land Registry Documents and Searches	For obtaining up to five Land Registry Title documents an/or Pre Completion Searches	£50.00	£10.00	£60.00
Leasehold Title	If the property is registered as a leasehold interest	£225.00	£45.00	£270.00
Lifetime ISA	For dealing with the submission and bonus request	£50.00	£10.00	£60.00
Merger of Leasehold and Freehold	For merger and closure of a leasehold title	£75.00	£15.00	£90.00
Mortgage Fee (Sale)	For dealing with a mortgage discharge. Each additional mortgage attracts this fee	£150.00	£30.00	£180.00
Mortgage Fee (Purchase)	For dealing with a mortgage offer. Each additional mortgage attracts this fee	£155.00	£31.00	£186.00
Mortgage Fee (Commercial)	For dealing with a mortgage offer for a company that is registered at Companies House. Each additional mortgage attracts this fee	£300.00	£60.00	£360.00
New Build Properties	For dealing with newly built properties	£225.00	£45.00	£270.00
Occupiers	Your lender may require occupiers to sign a consent or release	£50.00	£10.00	£60.00
Third Party Legal Advisor	If you have a connected matter which requires us to liaise with another legal advisor	£100.00	£20.00	£120.00
Registering a Restriction	To register a restriction on title – i.e. non-occupying owner	£100.00	£20.00	£120.00
Repossession	If the property being purchased has been repossessed	£250.00	£30.00	£300.00
Restriction, Caution or Notice	For removing or otherwise dealing with each restriction, notice or caution on a registered title	£150.00	£50.00	£180.00
Shared Ownership – Purchase Only	If the property is registered as a shared ownership leasehold interest	£250.00	£50.00	£300.00
Solar Panels	If the property has solar panels installed (either owned outright or by lease of roof space)	£150.00	£30.00	£180.00
Stamp Duty Land Tax	For preparing and submitting your stamp duty return to HMRC	£90.00	£18.00	£108.00
Statutory Declarations/Statement of Truth	For preparation or approval of each Statutory Declaration or Statement of Truth	£150.00	£30.00	£150.00
Telegraphic Transfer Fee	For each bank transfer	£40.00	£8.00	£48.00
Transfer or Part	If the property is only part of a registered title	£150.00	£30.00	£180.00
Unregistered Freehold Property	If the property is not yet registered at the Land Registry (Does not include Land Registry Fees)	£125.00	£25.00	£150.00
Unregistered Leasehold Property	If the property is not yet registered at the Land Registry (Does not include Land Registry Fees)	£150.00	£30.00	£180.00
Upgrading a Legal Title	If the property title is upgraded at the Land Registry (Does not include Land Registry Fees)	£50.00	£10.00	£60.00
Voluntary Registration	If we have to apply to register title before a sale (Does not include Land Registry Fees)	£200.00	£40.00	£240.00

Please note this list is not exhaustive. If additional work, not referred to above, is required this firms hourly charge out rates will apply. The initial client care letter refers.