

RESIDENTIAL PROPERTY FEES

At Behr & Co, our mission is to offer a comprehensive service to our clients, for a competitive fee. We pride ourselves on offering an accessible, quality service, whether you are local or further afield. Your matter will be handled by an experienced, qualified member of the Property Team. Our fixed fees cover the work required to complete the sale or purchase of your property, including dealing with any standard mortgage, Stamp Duty Land Tax/Land Transaction Tax and Land Registry requirements. We do not charge additional fees for these standard aspects.

Many of our clients' transactions will fall within these standard fixed fees. If additional fixed fees for any non-standard aspect of your matter need to be applied, we have set out the nature of these fees. The simple reason for these additional fees is to reflect the extra work that will have to be carried out, whilst keeping our fees fair for clients who do not require us to handle such matters for them.

We have set out a guide below, to help you understand what fees will apply to your transaction. Please do not hesitate to contact our Property Team on 01495 310581 or reception@behr.co.uk and our friendly staff will be happy to assist you with any queries, and provide you with a comprehensive quote for your specific transaction.

FIXED FEES

Fixed fees for a Residential Freehold Purchase

PURCHASE PRICE	£0-£100,000	£100,001 - £250,000	£250,001 - £400,000	£400,001- £650,000	£650,001- £800,000	£800,001- £1Million
FEES	£750.00	£850.00	£1,000.00	£1,200.00	£1,500.00	£1,800.00
VAT	£150.00	£170.00	£200.00	£240.00	£300.00	£320.00
TOTAL INCLUDING VAT	£900.00	£1,020.00	£1,200.00	£1,440.00	£1,800.00	£2,120.00

For properties over £1Million, please contact us for a bespoke quote

Fixed fees for a Residential Freehold Sale

SALE PRICE	£0-£100,000	£100,001 - £250,000	£250,001 - £400,000	£400,001- £650,000	£650,001- £800,000	£800,001- £1Million
FEES	£700.00	£800.00	£950.00	£1,100.00	£1,400.00	£1,700.00
VAT	£140.00	£160.00	£190.00	£220.00	£280.00	£340.00
TOTAL INCLUDING VAT	£840.00	£960.00	£1,140.00	£1,320.00	£1,680.00	£2,040.00

For properties over £1Million, please contact us for a bespoke quote

Fixed fees for a Residential Mortgage/Re-Mortgage

LOAN AMOUNT	Up to £150,000	Up to £350,000	Over £350,00
FEES	£550.00	£600.00	£650.00
VAT	£110.00	£120.00	£130.00
TOTAL INCLUDING VAT	£660.00	£720.00	£780.00

ADDITIONAL FEES

Based on the instructions we receive, it may be necessary to charge fees in addition to the above fixed fees. The reason for this is to account for the additional work these aspects incur, without charging clients whose transactions do not require us to deal with such matters. We add additional fees where necessary and proportionate, based on the circumstances of individual cases.

ADDITIONAL FEES	FEES	VAT	TOTAL INCLUDING VAT
Leasehold Property	£200.00	£40.00	£240.00
New Build Property	£150.00	£30.00	£180.00
Shared Ownership/Shared Equity	£150.00	£30.00	£180.00
Help to Buy	£150.00	£30.00	£180.00
Unregistered Title	£150.00	£30.00	£180.00
Defective Title	£150.00	£30.00	£180.00
Preparing a Declaration of Trust	£150.00	£30.00	£180.00
Dealing with third party gifts towards purchase price	£100.00	£20.00	£120.00
Preparing a Statement of Truth/Statutory Declaration	£100.00	£20.00	£120.00
Help To Buy ISA/Lifetime ISA	£50.00 per ISA	£10.00	£60.00
Dealing with redeeming more than one charge on the title	£50.00 per additional charge	£10.00	£60.00
Preparing an Auction Pack	£150.00	£30.00	£180.00
Lease Extension or Variation	£200.00	£40.00	£240.00
Mortgages or Bridging Loans where the lender has separate representation	£350.00	£70.00	£420.00
Expedited Service for urgent matters	£350.00	£70.00	£420.00

CHARGES

We charge for transferring funds by electronic transfer for each payment, such as transferring purchase monies to the seller's conveyancer, or redeeming a mortgage on a sale. We also carry out electronic identification checks on all matters, to ensure compliance with our obligations under Anti-Money Laundering rules and regulations. We may carry out a Lawyer Checker search against the other party's lawyer, as applicable, if they are unknown to us.

ADDITIONAL FEES	FEES
Telegraphic Transfer Fee	£36.00 inc. VAT
Lawyer Checker	£12.00 inc. VAT
Electronic AML ID check	£12.00 inc. VAT per person

DISBURSEMENTS

In addition to the legal fees for the work we will do on your matter, your matter will also incur disbursements. Disbursements are costs related to your matter which are payable to third parties, such as search fees and Land Registry fees. The following is a guide:

Disbursements on a Residential Purchase:

DISBURSEMENT	CHARGE	COMMENTS
Search fees – including local authority, water and drainage and environmental searches.	£200.00 - £400.00 (depending on location and nature of the transaction)	Some transactions require us to obtain further searches, such as a Coal Mining or a Flood Risk Report, and we will confirm if this applies to your matter
Land Registry priority search	£3.00 per registered title	We carry out this search on all purchases of property registered at the Land Registry
Search of Index Map	£4.00 for unregistered property	We carry out this search on all purchases of property not registered with the Land Registry
Land Charges search	£2.00 per person	We carry out this search on all purchases of property not registered with the Land Registry
Bankruptcy search	£2.00 per person	

Land Registry fees to register the property transfer	Varies – see calculator below	
Deed of Covenant Fee	£50.00 - £150.00	Likely to be incurred on a Leasehold or recently built property
Notice of Transfer Fee	£50.00 - £150.00	Likely to be incurred on a Leasehold property, to tell the Landlord you have bought the property
Notice of Charge Fee	£50.00 - £150.00	Likely to be incurred on a Leasehold property, to tell the Landlord you have a mortgage on the property

In addition, there may be Land Transaction Tax (for properties in Wales) or Stamp Duty Land Tax (for properties in England) payable.

Calculators can be found here:

LTT: [Calculate Land Transaction Tax | GOV.WALES](#)

SDLT: [Stamp Duty Land Tax Calculator](#)

Land Registry: [HM Land Registry: Registration Services fees - GOV.UK \(www.gov.uk\)](#)

Disbursements on a Residential Sale:

DISBURSEMENT	CHARGE	COMMENTS
Land Registry Office Copies	£3.00 per document	Required on all sales of property registered at the Land Registry
Search of Index Map	£4.00 for unregistered property	We carry out this search on all sales of property not registered with the Land Registry
Land Charges Search	£2.00 per person	We carry out this search on all sales of property not registered with the Land Registry
Management Pack	£100.00 - £400.00	Most commonly required on the sale of a Leasehold property, but can be required on the sale of a Freehold property where the property is subject to estate rent charges/management fees
Certificate of Compliance Fee	£50.00 - £150.00	Potentially required on the sale of a Leasehold property
Deed of Covenant Fee	£50.00 - £150.00	Likely to be incurred on a Leasehold or recently built property.
Notice of Transfer Fee	£50.00 - £150.00	Likely to be incurred on a Leasehold property, to tell the Landlord you have bought the property
Notice of Charge Fee	£50.00 - £150.00	Likely to be incurred on a Leasehold property, to tell the Landlord you have a mortgage on the property

We may not be able to determine all costs at the outset of the transaction. We will advise you of these fees as we become aware of them.

Please note that all references to VAT are at the prevailing HMRC rate

Updated 1st March 2024