

Cross Solicitors Cost Guide for a Purchase of a Residential Property

The guide is not intended to be a binding quote but we can provide you with costs information for your particular transaction should you want us to do so and once we have been able to discuss the details with you.

Our costs are a fixed fee and based on the value of the property. There may then be other aspects of the transaction that affect the final costs.

For dealing with the "typical steps" of the Purchase of a Residential Property.			
Purchase Price	Costs	VAT (20%)	Total Costs (including VAT)
Price up to £150,000.00	£1,150.00	£230.00	£1,380.00
Over £150,000.00 – £250,000.00	£1,295.00	£259.00	£1,554.00
Over £250,000.00 – £500,000.00	£1,500.00	£300.00	£1,800.00
Over £500,000.00 – £1,000,000.00	£1,800.00	£360.00	£2,160.00
Over £1,000,000.00	Please contact us		

Supplemental fees not included within "typical steps" of a standard transaction			
Supplemental Fees	Cost	VAT (20%)	Total Cost (including VAT)
Case Management Fee	£50.00	£10.00	£60.00
First Registration application for Unregistered Land	£500.00	£100.00	£600.00
Archive Storage Fee	£40.00	£8.00	£48.00
Mortgage Administration Fee	£150.00	£30.00	£180.00
Telegraphic Transfer Fee	£45.00	£9.00	£54.00
Leasehold transaction	£1,000.00	£200.00	£1,200.00
Fee for completing LTT or SDLT Return	£60.00	£15.00	£75.00
Declaration of Trust	£300.00	£60.00	£360.00
A new build property	£200.00	£40.00	£240.00

A house with solar panels	£150.00	£30.00	£180.00
A house or an apartment with a management company	£200.00	£40.00	£240.00
Islamic Mortgage	£500.00	£100.00	£600.00
Dealing with third party lender solicitors	£300.00	£60.00	£360.00
Gifted Deposit / Equity	£150.00	£30.00	£180.00
Help to Buy Equity Charge	£150.00	£30.00	£180.00
Help to Buy ISA or LISA	£50.00	£10.00	£60.00
Limited Company Purchasing	£200.00	£40.00	£240.00
Statutory Declarations being Drafted	£150.00	£30.00	£180.00
Indemnity Policies being organised	£50.00	£10.00	£60.00
Purchase with a sitting tenant subject to an AST	£150.00	£30.00	£180.00
ID Checks (per client)	£30.00	£6.00	£36.00

Disbursements (payments to third parties)	
Search Fees (approximately)	£280
Land Registry Official Search (Registered title)	£7.00 per search.
Land Charges Searches (per name)	£6.00
Stamp Duty in England or Land Transaction tax in Wales	https://www.stampdutycalculator.org.uk/ https://lttcalculator.wra.gov.wales/
Land Registry Fees	https://www.gov.uk/guidance/hm-land-registry-registrationservices-fees
Leasehold Charges as incorporated in the Lease Examples of fees charged by the freeholder/management company are as follows: <ul style="list-style-type: none"> • Notice of Transfer fee and Notice of Charge fee (if the property is to be mortgaged) • Deed of Covenant fee – to be provided by the freeholder or 	Will need to be confirmed on receipt of lease. Usually between £25.00 – £150.00 per notice (but can be more). Often it is between £150.00 and £400.00.

<p>management company and difficult to estimate.</p> <ul style="list-style-type: none"> • Certificate of Compliance fee – to be confirmed upon receipt of the details but can range between £25.00 and £250.00 (although could be more). • Ground rent – on-going during your ownership and set out in the lease. • Maintenance/service charges – on-going during your ownership and is variable, based on information provided by the freeholder or management company. 	<p>TBC</p> <p>TBC</p>
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Work included and key stages

The precise work and stages involved in the purchase of a residential property vary according to the circumstances. However, we have set out the “typical steps” involved in a typical purchase transaction:

- Carry out identity and source of funds checks
- Take your instructions and give you initial advice
- Receive and advise on contract documents
- Carry out searches
- Review the mortgage offer (if applicable) and valuation and contact lender’s solicitors if needed
- Make any necessary enquiries of seller’s solicitor
- Report to you on documents and information received
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax

- Deal with application for registration at Land Registry

Services excluded

Our service will **not** include any of the following:

- Advice on the value of the property.
- Advice on the suitability of your mortgage or any other financial arrangements.
- A physical inspection of the property.
- Advice on any planning implications unless instructed to do so which may be subject to additional charges.
- Checks on the property to ensure that it has been built in accordance with any planning permissions granted.
- Advice on any search result findings that identify contaminated land, fracking sites or other environmental issues.
- Advice on tax (other than SDLT) or other accounting matters.