



LEVER LAW SOLICITORS - FEES FOR ADDITIONAL SERVICES

You will already have received a costs estimate from us dealing with your transaction. We always try and make these as accurate and inclusive as we can, however, there is sometimes additional work which is needed which we cannot know of before the matter starts. We do make additional charges for such work and our charges are set out below.

	Fee (Plus VAT)
Redemption of Second Mortgages. Corresponding with Second Mortgagee as to whereabouts or title deeds and requesting and obtaining redemption figures, providing necessary undertaking to buyer's solicitors to discharge Second Mortgage, repaying Second Mortgage and obtaining sealed discharge together with Second Charge Certificate, registering discharge with landlord where appropriate and forwarding certificate with discharge, and receipted notices of discharge to yourself or buyer's solicitors as appropriate.	£50.00
Leasehold Supplement. If the property is leasehold there is a significant amount of extra work which will need to be carried out. Such work includes, liaising with the management agents, obtaining consents, seeking Freeholders consents etc. Depending on the level of work involved we reserve the right to charge additional fees.	£120.00- £150.00
Unregistered Property Supplement. If the property is unregistered there is additional work which is required in respect of checking the legal title.	£120.00 - £150.00
Covenant Consent. Obtaining and providing to covenantee any necessary planning or building regulations consents, making application for necessary consents, arranging delivery of necessary fees and obtaining formal consent and supplying consent to purchaser or yourself as necessary.	£50.00
New Build Fee	£100.00 - £175.00
Deed of Covenant. Preparing and drawing draft deed of covenant having same approved, engrossing deed, having deed executed and completing.	£90.00 - £125.00
Stock Transfers. Completing stock transfer application, having same signed and completing transfer.	£50.00
Statutory Declarations. Fees by arrangement. Declarations of solvency.	£60.00
Insurance Indemnities. Arranging to obtain any insurance indemnities required as a result of investigation of title (e.g. missing covenants, missing building regulations, missing planning permissions). For each policy.	£30.00
Deeds of Trust. Fees by arrangement although as a guide a basic deed of trust.	£175.00
Electronic Money Transfer (per transfer).	£30.00
Serving notice of transfer on freehold or mortgage agents.	£50.00
Dealing with amended or duplicate mortgage offer.	£30.00
Help to Buy ISA/LISA (per ISA/LISA).	£50.00
Help to Buy Equity Mortgage.	£90.00
Help to Buy Equity Mortgage Redemption	£100.00 - £175.00
Gifted deposit.	£50.00