

FEE TRANSPARENCY INFORMATION

RESIDENTIAL SALES

A quote for our fees and disbursements will vary, depending upon property prices and other factors, including whether:-

- You are paying off a mortgage
- You are selling a freehold or leasehold property
- You are paying off a Help to Buy Scheme
- You are paying off any additional third-party loans

We believe that a quote should be detailed and transparent. That means we need to know about your particular transaction before we can provide a quote specific to you. Our quote will be for a fixed fee which will be calculated on the basis of our hourly charging rate of £250 plus VAT of 20%

If you would like us to give you a quote, without obligation, please contact us:-

- By email
 - Emma Day – daye@woodfordstauffer.co.uk
 - Emma Fairbairn – fairbairne@woodfordstauffer.co.uk
- By phone
 - Emma Day – 01252 550422
 - Sarah Coy – 01252 550404

By way of guidelines:-

- The minimum fee is £900 plus VAT at 20%
- The average fee for a sale at £400,000 is £1,250 plus VAT at 20%
- The average fee for a sale at £600,000 is £1,500 plus VAT at 20%
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As a guideline, our fees for the sale of a leasehold property are:-

- A minimum fee is £1,200 plus VAT at 20%
- The average fee for a purchase of £400,000 is £1,550 plus VAT at 20%
- The average fee for a purchase of £600,000 is £1,750 plus VAT at 20%

The figures quoted in the guidelines above are based upon a transaction which is straightforward and proceeds without any unexpected difficulties or complexities.

The fees do include:-

- Straight forward identity and money laundering checks, as required by law
- Checking title to your property and drafting contract and related documents and negotiating final terms of the contract
- Responding to all enquiries submitted by your buyer's solicitor
- Dealing with your mortgage company to ensure successful and complete redemption of your mortgage

- Ensuring money to complete your sale is received from your buyer and transferring safely to your chosen bank account
- Dealing with your Landlord and Managing Agent to obtain information required to be given to the buyer and obtaining all consents to the sale
- Receiving and transferring funds to discharge your mortgage and accounting to you

The fees above do not cover any of the following:-

- Dealing with a loan from a third party
- Non-straightforward identity and money laundering checks, as required by law
- Sale of a property with more than one registered title at the Land Registry
- Dealing with conditional or optional contracts
- Any contractual default by your buyer or yourself, which delays or prevents completion
- Unforeseen difficulties or complexities which occasionally arise during the course of a conveyance

These will always need to be quoted separately. Our fees are based upon a charging rate of £250 per hour plus VAT at 20%.

ADDITIONAL EXPENSES

In addition to our fees, there will be disbursements to be paid by you. These vary and will be specified in a quote. However, the following disbursements will always be payable on a sale :-

1. Land Registry fees for downloading copies of documents; £3 per document
2. Telegraphic Transfer fees at £46.80 (plus VAT at 20%) per transfer
3. Any fee levied by your mortgage lender for the redemption of your mortgage – there may be no fee and if there is, it will vary: you should check your mortgage deed
4. On leasehold properties only:-
 - The Landlord's management fee to provide a sale pack and consents. This varies but you should expect to pay a fee ranging between approximately £200 and £500 plus VAT
 - Any fee charged by the Managing Agents for providing information required by your buyer's solicitor. This varies and we cannot estimate a figure
 - Any fee levied by the Landlord for providing consents to the proposed sale. This varies and we cannot estimate a figure.

OUR SERVICE

We work in teams at Woodford Stauffer. Each team is led by a Solicitor or a Fellow of the Institute of Legal Executives or a Licenced Conveyancer with at least 7 years of qualified experience. Your team leader will control your transaction and personally deal with all legal matters such as checking title, drafting Contract documentation and dealing with enquiries. Administrative work will be carried out by other team members under the direct supervision of the team leader. When you instruct us we will tell you the name and contact details of your team leader and all team members.