

PRICE TRANSPARENCY AND OTHER COMPLIANCE STATEMENTS

Morton Solicitors is a high street practice offering an individual and personalised service to all our clients. We always seek to achieve a price for our services that is fair both to ourselves and to you depending upon the nature of the transaction.

We are regulated by the Solicitors' Regulation Authority. The Solicitors' Regulation Authority requires us to give information about our costs and certain other matters with regard to the nature of our retainer with you.

Please note that the prices quoted are based upon typical costs. You should always telephone so that we can discuss your particular requirements with you and provide you with a personalised quotation to include the best estimate of disbursements that we are able to give.

Your work will be undertaken by Martin Chater who is the sole principal of the firm. He has been an admitted solicitor since 1986. He therefore has the experience to deal with most matters that could arise in a transaction.

As a sole principal Martin Chater has personal responsibility for each of the files being dealt with in the office and other than the occasional, rare, holiday is available to speak to you if you have any concerns about any of the matters you deal with.

The Solicitors' Regulation Authority recommends that we give an indication as to how much time is spent by Martin Chater on each category of work. This is very difficult. Being a small practice sufficient time is spent on each file to make sure that matters are dealt with as expeditiously as possible.

Martin Chater is assisted by the following members of staff:

1. Sally – bookkeeper and assistant in the opening stages of conveyancing transactions.
2. Yvonne – Yvonne has 20 years' experience working in a solicitors' office and over the last 10 years has specialised in providing Probate services. Yvonne will be your first port of call for any Probate, or Wills enquiries. She can also assist with any enquiries you have with regard to Powers of Attorney.
3. Katherine – Katherine is a trainee solicitor. Katherine will be assisting in conveyancing and matrimonial transactions.

The following sets out the various anticipated costs and disbursements in our conveyancing and Probate work. As is stated above you should always telephone for a personalised quotation. These fees are based upon the typical fee we charge. In the event of matters becoming more complex we will advise you that either the typical fee will not apply at the outset of instructions or if the matter becomes difficult during the course of our instructions we will advise you that the fee will need to be adjusted. We will always seek to agree any adjustment in the fee. It is very rare that an adjustment in the fee will be required.

Purchase of Freehold Residential Property

Our fees cover all the work required to complete the purchase of your new home, including dealing with the registration of your title at the Land Registry and dealing with payment of Stamp Duty Land Tax if the property is in England:

- **Legal Fees**
- Purchase Price up to £200,000 our fee is £800.00, plus VAT. VAT is currently at a rate of 20 per cent.
- From £200,001 - £300,000, our fee is £850 plus VAT.
- From £300,001 - £400,000, our fee is £900.00 plus VAT.
- From £400,001 - £500,000, our fee is £950.00 plus VAT.
- From £500,001 to £600,000, our fee is £1000.00 plus VAT.
- From £600,001 to £750,000, our fee is £1100.00 plus VAT.
- From £750,001 to £999,999, our fee is £1200.00 plus VAT
- From £1,000,000 to £2,000,000, our fee is £1,500.00 plus VAT.
- For a purchase price over £2,000,000, please telephone for a quotation.
- Search Fees. Search fees vary dependent upon the locality of the property. You should expect to pay between £300 and £400 for search fees and other Land Registry fees required during the course of the transaction.
- Electronic Money Transfer Fee. The fee we charge for transferring money depends upon the manner of the transfer. Normally on a completion we would need to complete using the CHAPS system. We charge £36 inclusive of VAT for this. If money is sent to you via BACS then our fee is £12 including VAT.
- Money Laundering Check. We charge £12 per client to carry out an anti-money laundering check.
- At the end of the transaction we will register your title at the Land Registry. Land Registry fees vary depending upon the nature of the transaction and whether we are able to use the Land Registry portal. We may not know until we receive the draft Contract what the Land Registry fee will be as we will not know whether or not the property will be subject to first registration. Other Land Registry fees for obtaining documentation that may be required from the Registers held by the Land Registry is included in the fee indicated for search fees above. More information about registration fees is available on the Land Registry website. If you type in Land Registry fees into your search bar the information will be almost immediately to hand.
- Stamp Duty Land Tax. Stamp Duty Land Tax is a tax payable on the consideration passing and the nature of the transaction. If you want more information about Stamp Duty and how it would impact on your transaction please telephone. Alternatively you

can go on to the Government website and search for Stamp Duty calculator. This is an online calculator that will help you calculate what Stamp Duty may be due.

How long will a house purchase take?

How long it will take from your offer being accepted until you can move into your house will depend upon a number of factors. The average process takes between four and six weeks.

It can be quicker or slower, depending upon the parties in the chain. For example, if you are a first time buyer, purchasing a new build property with a mortgage in principle, it could take six to eight weeks. However, if you are buying a leasehold property that requires an extension of the Lease, this can take significantly longer.

Stages in the process

The precise stages in the purchase of freehold residential property vary according to the circumstances. However, the following is an indication of the main stages:

- Taking your instructions and giving you initial advice.
- Checking finances are in place to fund the purchase and contacting the lender's solicitors if needed. However we are on most lender's panels.
- Receiving advice on contract documents.
- Carry out searches.
- Obtain further planning documentation is required.
- Make any necessary enquiries of the seller's solicitor.
- Give you advice on all documents and information received.
- Meet with you to go through the documentation and to advise on the transaction.
- Agree a completion date.
- Exchange contracts.
- Arrange for all monies needed to be received from the lender and from you to be in place prior to the date for purchase.
- Complete the purchase.
- Deal with payment of Stamp Duty/Land Tax.
- Deal with the application for registration at the Land Registry.

Sale and Purchase of Leasehold Residential Property

We charge an additional £100 for leasehold transactions to reflect the additional work involved.

There will also be additional fees charged by the Landlord/Management company. We cannot advise on these fees at this stage.

Sale of a Freehold Residential Property

Our fees cover all the work required to complete the sale of your home.

- **Legal Fees**
- Sale Price up to £200,000 our fee is £800.00, plus VAT. VAT is currently at a rate of 20 per cent.
- From £200,001 - £300,000, our fee is £850 plus VAT.
- From £300,001 - £400,000, our fee is £900.00 plus VAT.
- From £400,001 to £500,000, our fee is £950.00 plus VAT.
- From £500,001 to £600,000, our fee is £1000.00 plus VAT
- From £600,001 to £750,000, our fee is £1100.00 plus VAT.
- From £750,001 to £999,999, our fee is £1200.00 plus VAT
- From £1,000,000 to £2,000,000, our fee is £1,500.00 plus VAT.
- For a sale price over £2,000,000, please telephone for a quotation.
- Land Registry Document Fees. We will need to obtain documentation from the Land Registry. The cost will vary in each case but will normally be in the range of £10.00 to £35.00.
- Electronic Money Transfer Fee. The fee we charge for redeeming a mortgage is £36.00 inclusive of VAT. When we account to you, you will have a choice of receiving the funds by CHAPS (same day transfer) or BACS (3 day transfer). The Transfer fees are £36.00 inclusive of VAT for CHAPS and £12.00 inclusive of VAT for BACS.
- Money Laundering Check. We charge £12 per client to carry out an anti-money laundering check.

If the property is leasehold, you will incur an additional fee charged by the managing agent or landlord for the provision of essential information that the buyer will require.

The stages in the sale of your property are likely to include the following:

- Taking your instructions and giving you initial advice.
- Checking whether you have a mortgage and obtaining a redemption statement.
- Drafting the Contract.
- Completing Property Information and Leasehold Information Forms together with a Fixtures and Fittings Form.
- Reviewing information provided on the above forms and deciding what further documentation may be needed.

- Obtaining documentation from the Land Registry.
- Dealing with enquiries.
- Attending on you to sign the Contract.
- Agreeing a completion date.
- Attending to completion and redeeming any mortgage.

Probate

Probate is the process whereby a deceased person's estate is wound up. It involves applying for a Grant of Probate and then administering the estate. We can assist you in either applying for the Grant of Probate/Letters of Administration if there is no will or complete the whole administration of the estate.

APPLICATION FOR GRANT ONLY

If you wish to instruct us to obtain the Grant of Probate only, our fees are estimated as follows:

Application where there is no Inheritance Tax to Pay	
Obtaining Probate figures for all assets and debts, completing IHT 205 and applying for the Grant of Probate	£1000 Plus vat
Application where the estate is above the nil rate band of £325,000 but a deceased spouse's nil rate band can be used	
Obtaining Probate figures for all assets and debts, completing IHT 205 and IHT 217 and applying for the Grant of Probate	£1200 Plus vat
Application where Inheritance Tax is to be paid or a full tax form needs to be completed	
Obtaining Probate figures for all assets and debts, completing IHT 400 (full tax form), sending form to HM Revenue & Customs and applying for Grant of Probate	£1500 - £2000 Plus vat

APPLICATION FOR GRANT AND FULL ADMINISTRATION OF ESTATE

Administering an estate involves the following steps:

1. Collating papers, completing an assets and debts list
2. Writing to Banks, Building Societies, Insurance Companies, Registrars (if shares held) and all creditors to obtain date of death figures
3. Writing to all known debtors to obtain date of death figures
4. Obtaining a valuation of any property owned
5. Completing Inheritance tax forms and all documentation needed to apply for a grant of probate
6. Paying Inheritance tax, if any due
After Grant of Probate has been obtained
7. Advertising in the local paper and London Gazette (if required)

8. Forwarding Grant of Probate to Banks, Building Societies, Insurance Companies, Registrars and any other relevant parties.
9. Obtaining closure forms and requesting monies
10. Paying any outstanding Inheritance Tax
11. Settling any debts owed by the estate
12. Distribution of the estate and final estate accounts.

Our fees for administering the estate are as follows:

- Gross value of estate less than £250,000 - £2500
- Gross value of estate over £250,000 - 1% of the gross value of the estate

All fees are subject to VAT at 20 per cent.

Please note that the above is a statement of the structure upon which we base our fee. However we always ensure that the fee is reasonable in all the circumstances.

You should always therefore get in touch with us so that we can provide you with a personalised quote. This would normally involve meeting with you.

The above information is provided in accordance with the Solicitors' Regulation Authority's commitment to price transparency. This is a commitment that we share.

We can also act to sell any property comprised in the estate. Please ask for a quotation.

Disbursements & Third Party Fees

Solicitors Compliance checks	£12.00 per client
Obtaining Office Copy Entries relating to property from HM Land Registry	£6.00
Probate Court Fees – Application for a Grant of Probate	£155
Additional charge for each official copy	£1.50
Searching for a Will – If there is no will or if you think the deceased wrote a later will	£100 - £200
Asset Search – If you think there are Assets but cannot find any record of them	£250
Property Valuation fees – Estate Agent Valuation or full RICS Valuation	Vary
Placing a Statutory Notice in the London Gazette and Local Newspaper (to creditors) to protect executors before distributing the estate	£250 (estimate)
Accountants fees – Specialist Tax Advice on Income Tax and/or Capital Gains Tax	Vary

How long will Probate take?

We are very much in the hands of third parties as to how long obtaining Probate takes. It is necessary for us to write to various institutions that hold accounts and obtain valuations of any other assets. We will discuss with you a likely timeframe when we have more information about the nature of the estate.