



Sesame Bankhall Legal Services

Customer Pricing Schedule

Conveyancing Fees

Sale and Purchase Transactions

The 'Referral Fee' as defined in this Agreement is the amount paid out by the Firm in respect of each Completed Conveyancing Case as shown in this schedule.

All legal fees for Sale and Purchase transactions are exclusive of VAT and disbursements but include Referral Fees. VAT will be added to all fees, except where specified otherwise

Purchase Fees and Disbursements

Legal Fees

| Property Price | Panel Legal Fee | Referral Fee | Client Pays |
|------------------------------|-----------------|----------------|----------------|
| Up to and including £200,000 | £224 | £260 | £484 |
| £200,001-£300,000 | £274 | £260 | £534 |
| £300,001-£500,000 | £319 | £260 | £579 |
| £500,001 - £750,000 | £399 | £260 | £659 |
| £750,001 -£1,000,000 | £489 | £260 | £749 |
| Over £1,000,000 | [By agreement] | [By agreement] | [By agreement] |

Telegraphic Transfer Administration Fee* £38

Stamp Duty Land Tax Administration Fee £50

Standard Disbursements on Purchase

| | |
|--|--------------------------------|
| Local and Water & Drainage Search (if not supplied in HIP) | Regional (confirmed in quote) |
| Environmental Search | Regional (confirmed in quote) |
| Search Bundle (local, drainage, Environment) | Maximum fees £152.04 (inc VAT) |
| HMLR Official and Final Search | £ 4.00 (each) |
| Bankruptcy Search | £ 2.00 per name |
| Official Copies | £ 8.00 |

Stamp Duty Land Tax (dependent on property purchase price banding)

| Purchase Price | SDLT Rate** |
|-------------------------|--------------------------|
| £125,001 to £250,000 | 1% of the purchase price |
| £250,001 to £500,000 | 3% of the purchase price |
| £500,001 and £1,000,000 | 4% of the purchase price |
| Over £1,000,000 | 5% of the purchase price |

**Exemptions apply to First Time Buyer purchases not exceeding £250,000

Land Registry Fees (assuming title is already registered)

| Purchase Price | Land Registry Fee |
|------------------------|-------------------|
| Up to £50,000 | £50.00 |
| £50,001 to £80,000 | £80.00 |
| £80,001 to £100,000 | £130.00 |
| £100,001 to £200,000 | £200.00 |
| £200,001 to £500,000 | £280.00 |
| £500,001 to £1 Million | £550.00 |
| Over £1 Million | £920.00 |

Sales Fees and Disbursements

Legal Fees

| Property Price | Panel Legal Fee | Referral Fee | Client Pays |
|------------------------------|-----------------|----------------|----------------|
| Up to and including £200,000 | £224 | £260 | £484 |
| £200,001-£300,000 | £274 | £260 | £534 |
| £300,001-£500,000 | £319 | £260 | £579 |
| £500,001 - £750,000 | £399 | £260 | £659 |
| £750,001 -£1,000,000 | £489 | £260 | £749 |
| Over £1,000,000 | [By agreement] | [By agreement] | [By agreement] |

Telegraphic Transfer Administration Fee* £38

Standard Disbursements on Sale

Office Copy Entries per Title and Filed Plan £8.00 per title

Other Possible Supplements, Fees and Disbursements – Purchase & Sale

| | |
|--|-----------------------------------|
| Leasehold Supplement | £150 |
| Landlord Fees (for leasehold properties) | Dependent on individual landlords |
| *Additional Telegraphic Transfer Administration Fees) | £38 |
| Arranging Indemnity Insurance Fee | £65 |
| New Build | £100 |
| Shared Ownership | £195 |
| First Registration Fees (where property is Unregistered) | £100 |
| Lease extension | £250 |
| Acquiring share of freehold | £195 |
| Approving existing tenancy agreement | £145 |
| Auction Sale | £175 |

| | |
|--------------------------|------------|
| Licence to Assign | £150 |
| Bridging Finance | £195 |
| Deed of Gift | Up to £195 |
| Key Undertaking | £50 |
| Statutory Declaration | Up to £150 |
| Extra TT fees (each TT)* | £38 |
| Chancel Insurance | £20 |

*There is allocation for one Telegraphic Transfer in each Sale & Purchase transaction above. However, should any additional Telegraphic Transfers be required there will be a charge for each. For example, to issue any surplus funds on the day of completion or send Stamp Duty Land Tax to HMRC where payable.

Conveyancing Fees

Remortgage

| Property Price | Panel Legal Fee | Referral Fee | Client Pays |
|----------------|-----------------|--------------|-------------|
| Any property | £135 | £160 | £295 |

Other Possible Supplements, Fees and Disbursements

| | |
|--|------|
| Charge for dealing with non-mainstream Lenders or for sub-prime business that results in administration such as, without limitation, satisfaction of 2nd and other charges | £100 |
| Leasehold Supplement | £150 |

Disbursements

| | |
|---|-----------------|
| Land Registry Fee (property value £0 to £100,000) | £50 |
| Land Registry Fee (property value £100,001 to £200,000) | £90 |
| Land Registry Fee (property value £200,001 to £500,000) | £130 |
| Land Registry Fee (property value £501,001 to £1,000,000) | £260 |
| HMLR Search (each) | £4 |
| Bankruptcy Search | £ 2.00 per name |

| | |
|--|-----------------------------------|
| Official Copies | £4.30 |
| Local Search Indemnity Insurance | £10 |
| TT Fees each | £38 |
| Notice Fee to Landlord | Dependent on individual landlords |
| Deed of Postponement | £195 |
| Transfer of Equity | £225 |
| Stamp Duty Land Tax Administration Charge | £50 |
| Declaration of Trust | £225 |
| Shared Ownership | £195 |
| Caution/ Notice/Restriction/ Consent | £50 |
| Caution/ Notice/Restriction/ Removal | £100 |
| Defective Title | £100 |
| First Registration Fees (where property is Unregistered) | £100 |

Sesame Bankhall Legal Services is a trading style of Sesame Services Limited a company registered in England and Wales with company number 02338540 and registered office at Pixham End, Dorking, Surrey PH4 1QA.