

We are pleased to provide an exclusive offer for customers of Onward Living. Our fees for carrying out the conveyancing on your behalf are as follows:

## Our Professional Fees\*

£0 - £200,000	<b>£995</b> (plus VAT)
£200,001 - £450,000	<b>£1,100</b> (plus VAT)
£450,001 - £600,000	<b>£1,350</b> (plus VAT)

\* Our above professional fees are a flat rate provided that you are buying in cash or with a standard mortgage with a high-street lender and we are instructed to act for you and the mortgage lender on a dual-representation basis.

If the purchase is being funded by a bridging finance loan or by a non-high street lender or a non-standard mortgage is being obtained and the lender instructs its own solicitors (on a separately represented basis), our fees will vary on a case-by-case basis and will be agreed with you at the outset.

## Additional Fees\*

Mortgage fee (with a high-street lender)	<b>£150</b> (plus VAT)
Leasehold fee	<b>£150</b> (plus VAT)
Shared Ownership fee	<b>£350</b> (plus VAT)
SD Land Transaction Submission Fee	<b>£95</b> (plus VAT)
Company Fee (if you are buying as a company)	<b>£150</b> (plus VAT)
Telegraphic Transaction fee	<b>£35</b> (plus VAT)
ID verification	<b>£5</b> (plus VAT)
Lawyer Checker	<b>£23</b> (plus VAT)

## Disbursements

Bankruptcy Search	<b>£2.00</b> (per name)  (plus VAT)
Searches	<b>£210</b>  (plus VAT)  (Approx. but could be subject to change depending on lender's requirements)
Land Registry Search	<b>£3.00</b> (plus VAT)

**These are prices arranged for purchaser customers of Onward Living. To proceed, please advise Onward Living that you would like to use JMW.**

## Land Registry Fees and Stamp Duty Land Tax

Land Registry Fees and Stamp Duty Land Tax vary depending on the value of your property.

- For further information on Land Registry Fees, please visit the [Land Registry](https://www.gov.uk/land-registry) website.
- For further information on Stamp Duty Land Tax, please visit the [Government SDLT page](https://www.gov.uk/government/organisations/hm-revenue-and-customs).

**For more information contact us at:**

Email: [Layla.atha@jmw.co.uk](mailto:Layla.atha@jmw.co.uk)

Address: JMW Solicitors, 1 Byrom Place, Spinningfields, Manchester, M3 3HG