

## **Freehold sale: Process and Fees**

### **Key Stages**

The precise stages involved in the sale of a residential property vary according to the circumstances. However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Obtain title deeds and prepare draft Contract and supporting papers
- Make any necessary enquiries of purchaser's solicitor
- Obtain your replies to enquiries made by the buyer's solicitor
- Send final contract to you for signature
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for mortgage to be discharged
- Complete sale

### **Fees**

Our fees cover all of the work required to complete the sale of your new home. Please see the residential conveyancing section of our website to see who will likely handle your matter.

- Legal fee – this depends on the purchase price of the property, please see fee scale

Although we provide a fixed fee scale of general rates, if the matter is deemed to be more complicated than first envisaged, we will discuss with you and revise accordingly. Electronic ID (if necessary) will incur a charge of £5.00 plus VAT per person.

### **Disbursements**

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees for office copies of the title. We handle the payment of the disbursements on your behalf to ensure a smoother process.

#### *Basic Disbursements*

- Electronic money transfer fee (CHAPS fee) - £25.00 + VAT
- Repayment of mortgage (if any) - £25.00 plus VAT

### **How long will my matter take?**

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 8-12 weeks.