

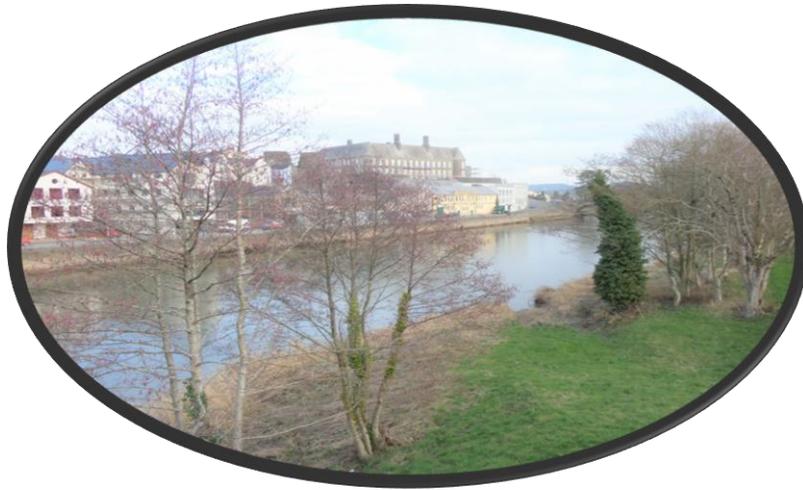
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We are Solicitors who specialise in and are passionate about property

We pride ourselves on providing an efficient, yet personal friendly and approachable service at a reasonable cost

Sales Charges

Our fees cover all the work required to complete the sale of your home, including the discharge of one mortgage, subject to the matters mentioned at the end of this section (which is not an exhaustive list), which will involve additional fees and possibly disbursements

If the matter requires additional work of the nature mentioned above, you will be informed of this, and what the additional costs will be, at the earliest possible time.

Sale of a typical freehold registered house

Price bracket £	Our Charges £	VAT on charges £	Total £
0 - 100,000	560.00	112.00	672.00
100,001 - 250,000	620.00	124.00	744.00
250,001 - 400,000	650.00	130.00	780.00
400,001 - 550,000	750.00	150.00	900.00
550,001 - 1,000,000	850.00	170.00	1,020.00
1,000,001 - 2,000,000	1,500.00	300.00	1,800.00

Disbursements

Electronic money transfer fee £35.00 plus VAT total £42.00 per transfer, estimated 2 required, one to pay off the mortgage and the other to send the net sale proceeds to the Client.

HM Land Registry fees for office copy entries of title details - estimated £20.00

Sale of a typical leasehold registered house on a long lease

Our charges will be, as outlined for the sale of a freehold registered house, plus an additional £50.00 plus VAT in each price band, to reflect the additional work required for this type of property.

Disbursements

These will be as outlined for the sale of a freehold registered property plus the following additional charges:-

HM Land Registry fees for office copies of the Lease and of the freehold interest in the property - estimated at £35.00

Other fees payable to the ground landlord or management company under the terms of the Lease - unknown at this stage

Sale of a typical leasehold registered flat

Our charges will, be as outlined for the sale of a freehold registered property, plus an additional £150.00 plus VAT , in each price band, to reflect the additional work required for this type of property.

Disbursements

These will be as outlined for the sale of a freehold registered property, plus the following additional charges:-

HM Land Registry fees for office copy of the Lease and of the freehold interest in the property - estimated £35.00.

Fees payable to the ground landlord or management company for a pre-assignment pack - varies with each transaction and can be anywhere from £150.00 plus VAT to £350.00 plus VAT or even possibly more.

Other fees payable to the ground landlord or management company under the terms of the lease - unknown at this stage.

Sale of an unregistered freehold house

Our charges would be as outlined above for a registered freehold house, plus additional charges of £200.00 plus VAT for the additional work involved in perusing unregistered deeds and preparing epitome of title.

Disbursements

As above on the sale of a registered freehold house, save that there will be no fees for office copies from the Land Registry.

The following additional charges will apply:-

HM Land Registry fee for Index Map Search £4.00

HM Land Charges Registry land charges registry search fees and office copy fees - estimated £12.00

Matters not included in the fees quoted above which will incur additional charges:-

Our fees assumes that:-

- a. this is a standard transaction, and that no unforeseen matters arise, including for example, but not limited to, a defect in title, which requires remedying by completion, or preparation of additional documents, such a statutory declarations.
- b. no indemnity policy is required to be arranged, to overcome a defect in title.
- c. There is no more than one mortgage to be discharged.
- d. the property is not let out.
- e. the property is not subject to any restrictions on its sale.
- f. it is not the sale of a property bought with the aid of a Help to Buy mortgage.
- g. it is not the sale of a property which is an affordable home.
- h. it is not the sale of a freehold property on an estate, where there is a management company maintaining the common parts.
- i. it is not a transaction involving extending a lease.

- j. it is not a transaction requiring the acquisition of the freehold of a property, or, requiring serving of notices to acquire the freehold and assigning the benefit to the buyer.
- k. it is not a transaction involving more than one legal interest in a property.
- l. it is not the sale of part of a property, where additional rights, reservation of rights and covenants might be required.
- m. it is not a transaction, where we are required to prepare a plan relating to the land to be sold.
- n. it is not the sale of a property at auction.
- o. it is not a sale where there are multiple owners, who need to be communicated with separately.
- p. there is no Islamic mortgage.