

CONVEYANCING

POWELLS WALTON SCALE FEES

<u>Purchase / Sale Price</u>	<u>Fee</u>	<u>VAT</u>
£0 – £200,000	£ 495.00	£ 99.00
£200,001 – 250,000	£ 525.00	£ 105.00
£250,001 – 300,000	£ 550.00	£ 110.00
£300.001 – 350.000	£ 625.00	£ 125.00
£350.001 – 400,000	£ 650.00	£ 130.00
£500,001 – 600,000	£ 725.00	£ 145.00
£600,001 – 700,000	£ 800.00	£ 160.00
£700,001 – 800,000	£ 850.00	£ 170.00
£800,001 – 1,000,000	£ 995.00	£ 199.00

ESTIMATE OF COSTS

As an example of a sale of Freehold Property for £240,000.00

Powells Walton Solicitors fees	£525.00
VAT	£105.00
Bank Transfer fee	£35.00
VAT	£7.00
HM Land Registry OCE	£8.00
Leasehold Pack fee	Varies dependent on Managing Agents
TOTAL	£680.00

We have quoted a 'fixed fee' which will cover the work ordinarily carried out in relation to a sale/purchase. Occasionally, additional work of a 'non-routine' nature is required. In such circumstances, the following fees may apply:

First Registration at H M Land Registry	£50.00
VAT	£10.00
Deed of Postponement (from)	£100.00
VAT	£20.00
Declaration of Trust (from)	£100.00
VAT	£20.00
Statutory Declaration (from)	£75.00
VAT	£15.00
Removal of Second Charge	£50 plus VAT
Removal of third charges/caution	£50 plus VAT
VAT	£10.00
Re-assignment of life policies	No charge for single policy £30 plus VAT thereafter
Bank transfer fee for surplus funds (if required)	£35.00
VAT	£7.00
Leasehold supplement	£50.00
VAT	£10.00

PROBATE

Fees and Cost Estimates

In accordance with Rule 1 of the SRA Transparency Rules.

Our charges will be calculated mainly by reference to the TIME (not results, although this is one factor we may take into account in assessing your bill) actually spent by Solicitors and other staff in respect of any work which they do on your behalf. This includes meetings in connection with the matter; reading and working on papers; correspondence including emails; telephone calls; preparation of any detailed costs calculations; time spent travelling away from the office when this is necessary together with time spent in **reviewing your file**. All these things will be recorded in our file(s) and you will only be charged for work that has actually caused time to be spent on your matter. From time to time, we may arrange for Specialists outside the firm to be used but we will always advise you in advance.

Routine letters, faxes, e-mail and telephone calls made and received as well as considering incoming letters and e-mails will be charged at units of 1/10 of an hour. Longer letters, e-mails and telephone calls will be charged on a time basis.

The current hourly rates of the Private Client Team members are £180 per hour.

These rates are reviewed annually in January each year to reflect increases in overhead costs and inflation. If a review is carried out before this matter has been concluded, we will inform you in writing of any variation in the rate(s).

*In addition to time, our charges will also contain elements based on the **VALUE** and **COMPLEXITY** of the matter; the complexity of the issues involved; the **SPEED** at which action must be taken; the **EXPERTISE** or specialist knowledge that the matter requires; the number and importance of the documents involved; the **IMPORTANCE** of the matter to you; and the **RESPONSIBILITY** involved. This can vary from case to case but as a guide, where we are acting as Executors, the value element is likely to be up to 1.5% of the gross value of the Estate (but this does not include the deceased's residence, which will be charged up to 0.75% of its value). Where we are not Executors, the value element is likely to be up to 1% of the gross value of the Estate (but this does not include the deceased's residence, which will be charged up to 0.5% of its value).*

It is always difficult to know in advance the cost of advice; for example there may be unanticipated work and some clients require more time than others. However, based on past experience, we would anticipate that the likely costs would not exceed 4% of the gross (pre-tax) value of the Estate.

This indication is not intended to be fixed and as matters proceed, it may be necessary to adjust an estimate. We will keep you advised of the time incurred at various stages of the process. We will review with you the estimate of the overall charges and expenses as the matter progresses, and in particular, if the original fee estimate needs to be revised significantly or (if appropriate) every six months. Our charges will not exceed an estimate unless we have first notified this to you in writing with a revised estimate.

If for any reason, you withdraw your instructions prior to the conclusion of this matter, we will be

entitled to charge you for the work done and expenses incurred until the termination of our retainer. Depending upon the amount of work done, this may be a small proportion of the charges referred to above, or may be almost the full amount.

Internal photocopying will be charged at the rate of 20p per A4 sheet. We charge a flat rate of £35 plus VAT for outgoing CHAPS and telegraphic transfers directed through our client account.