

Your reference: CHCO

Dear Mr & Mrs Sparrow ,

Thank you for your interest in our services. Please find a full breakdown of our estimated costs and disbursements below.

Freehold Purchase for £550,000.00

Fees	
Our legal fee	£1,250.00
Telegraphic transfer fee per payment ¹	£50.00
VAT	£260.00
Disbursements ²	
Land Registry fee	£295.00
Electronic submission platform (Est.)	£4.90
Searches (Est.)	£230.00
Stamp duty (SDLT)	£15,000.00
Total	£17,089.90

How your Stamp duty was calculated:

Property value	Percent	Value	Stamp Duty
£0 to £250000	0%	£250,000.00	£0.00
£250001 to £925000	5%	£300,000.00	£15,000.00
£925001 to £1500000	10%	£0.00	£0.00
£1.5 million +	12%	£0.00	£0.00
Total			£15,000.00

Freehold Sale for £620,000.00

Fees	
Our legal fee	£1,250.00
Telegraphic transfer fee per payment ¹	£50.00
VAT	£260.00
Disbursements ²	
Electronic submission platform (Est.)	£1.35
Office copies ³	£6.00
Total	£1,567.35

Other costs

We need to verify the identities of our clients by making electronic checks. This provides an extra layer of security for you and an additional service particularly where it is inconvenient for you to produce your identity documents in person at one of our offices and/or if we are instructed to act for your lender on a purchase. We charge £23 plus VAT per person to cover the administration and cost. When a company is involved in the transaction, there will be an additional charge of £29 plus VAT.

Please note this estimate is subject to our terms and conditions details of which will be provided should you decide to go ahead. If you have any questions on our estimate please get in touch.

Setfords Solicitors is the trading name of Setfords Law Ltd. Our registered office is at 74 North Street, Guildford, Surrey, GU1 4AW. Registered in England and Wales with company number 09568377. Our VAT number is 221348538. Our firm is authorised and regulated by the Solicitors Regulation Authority SRA Number: 622970.



1. There may be more than one telegraphic transfer fee during a transaction. The number of fees will depend on the requirements and circumstances of your transaction. 2. Disbursements are payments that must be made to third parties for a service provided or statutory required action (i.e. Searches, Stamp duty or Land Registry fees). 3. If the property is registered at Land Registry we will obtain copies of the Registers of Title (known as 'Office copies') from the Land Registry. 4. This fee may be lower depending on conditions of the transaction, we've quoted the higher fee for peace of mind