ESTIMATE OF PROFESSIONAL FEES & DISBURSEMENTS

DODD & VAUGHTON
THE COMPLETE CONVEYANCING SERVICE
Licensed Conveyancers Commissioners for Oaths
5 & 6 Station Square, Flitwick, Bedfordshire MK45 1DP
Telephone: 01525 719444, Facsimile: 01525 719555
DX47004 FLITWICK

Purchase @ £250,000.00

Costs On the Purchase **£695.00** plus VAT

In addition, if you require a mortgage, you will be charged a professional fee for acting on behalf of your Lender. This will be the amount specified in your mortgage offer or £150 plus VAT whichever is the greater

Disbursements

(Amounts payable to the Government, Local Authority and other third parties)

Local Search Fee (estimated)	£133.00
Stamp Duty Land Tax**	£2,500.00
Costs in Connection with Making the Land Registry Application for Registration	£270.00
Land Registry Search	£10.00
Land Charges Search	£10.00
Telegraphic Transfer Fee*	£48.00
Land Tax Form*	£90.00

* inclusive of VAT @ 20%

** if this purchase is an "Additional Residential Property" as defined by HMRC (eg Buy-to-Let) then there will be an additional 3% Stamp Duty Land Tax charge of £7,500.00

If you are a first time buyer, you may be entitled to take advantage of the First Time Buyer Stamp Duty Relief - see - www.gov.uk/government/publications/stamp-duty-land-tax-relief-for-first-time-buyers-guidance-note

NOTE: The SDLT charge has been calculated on the basis that you are buying the Property as a private individual