

Criteria for Quotation:

- The purchase price is as stated above.
- The property is registered at HM Land Registry under one title number.
- The lender (if any) accepts personal searches.
- A standard search pack is included in the costing which includes personal local search, personal drainage search, environmental search and chancel indemnity insurance. If any specific searches are required to protect you or your lender we will advise you as soon as possible and confirm the cost if applicable.
- If you own additional properties it is your responsibility to inform us of this as this is likely to affect the Stamp Duty Land Tax (SDLT) payable in your case.
- In the case of New Build it does not include any fees chargeable by the developer's solicitors for engrossment of documents and assumes that we are dealing with the purchase of a new property from a developer whose solicitors will produce all title documents that will enable us to certify the title.
- There may be additional work required that was not anticipated when providing the estimate. We attach a list of additional charges that would be made. This list is not exhaustive. We will endeavour to bring this to your attention if we need to carry out additional work and will include the fees in your completion statement.
- Any changes in disbursements (third party expenses) will be passed on at cost.
- In the case of leasehold it does not include any fees charged by the freeholder/landlord for notices etc. We will advise of any such charges when we become aware of them.
- We will not provide any financial or taxation advice. You will be responsible for making all returns and tax payments that may be required as a result of this transaction (with the exception of the SDLT return which we will submit on your behalf following your approval). You will be responsible for all penalties and fines that may be payable in respect of late or inaccurate returns to HMRC.
- We will not inspect the property nor will we provide any advice regarding the structural nature of the property.