

DMA Law Fixed Fee Conveyancing Charges

Last updated October 2019

Residential Sale or Purchase Price	Average Fee Charges
Up to £0 - £80,000.00	£500 + VAT + Disbursements*
£80,001 - £125,000.00	£525 + VAT + Disbursements*
£125,001 - £175,000.00	£550 + VAT + Disbursements*
£175,001 - £200,000.00	£575 + VAT + Disbursements*
£200,001 - £250,000.00	£625 + VAT + Disbursements*
£250,001 - £300,000.00	£675 + VAT + Disbursements*
£300,001 - £350,000.00	£700 + VAT + Disbursements*
£350,001 - £400,000.00	£775 + VAT + Disbursements*
£400,001 - £450,000.00	£825 + VAT + Disbursements*
£450,001 - £500,000.00	£950 + VAT + Disbursements*
Re-Mortgages	
£0 - £1,000,000.00	£375 + VAT + Disbursements*
Re-Mortgage & Transfer	
£0 - £1,000,000.00	£425 + VAT + Disbursements*

If any of the below also apply to your transaction additional charges will be made as follows:

Leasehold	£150 + VAT
New Build	£100 + VAT
New Build with Help to Buy (Equity Loan)	£200 + VAT
Help to Buy ISA	£50 + VAT
Unregistered Land	£100 + VAT
Buy to Let/Holiday Home	£90 + VAT
House in Multiple Occupation	£100 + VAT
Solar Panel Lease	£100 + VAT
Shared Ownership Property (Part Rent, Part Buy)	£150 + VAT
Repossession	£75 + VAT
Indemnity Policy Arrangement Fee	£25 + VAT

Other	£TBC
-------	------

Our fees cover all of the work required to complete the sale or purchase of your home, including (in a purchase) dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England.

***Disbursements**

(Also known as payments to third parties)

Often it is necessary to make payments to third parties as part of your sale or purchase transaction. These charges will apply regardless of which solicitor you choose.

Usual charges are set out below but other disbursements can become due over the course of your transaction. Your conveyancer will be able to advise you should additional charges become necessary.

Compulsory Property Searches - from £149.00 inc VAT

Our compulsory search packages range from £149.00 to £195.00 and will vary by property location. Searches will include local authority searches, environmental searches and drainage reports. In specific areas coal authority searches are also required. Searches are compulsory where you are buying with a mortgage.

Additional Searches

Additional searches can be undertaken at your request or are sometimes recommended including planning searches and chancel liability searches. Prices vary by area but can be confirmed for your specific property by contacting your conveyancer.

Land Registry Searches - £3.00 inc VAT

These are charges made by HM Land Registry for essential checks against a property and seller(s).

Land Registry Copies - £6 - £20.00 inc VAT

These are charges made by HM Land Registry for copies of electronic title documents relating to a property.

Land Registry Fees - £20 - £920.00 inc VAT

These are charges made by HM Land Registry to register you as the new owner of the property you're buying. Fees vary according to the type of property and documents being registered. More Information can be found at <https://www.gov.uk/government/collections/fees-hm-land-registry-guides>

Bankruptcy Searches - £2 per name inc VAT

These searches are compulsory when obtaining a mortgage.

Stamp Duty Land Tax – 0% - 12%

This is charged by HM Revenue and Customs on a purchase of property in England and Northern Ireland. The amount of Stamp Duty payable will vary depending on the value of the property you're buying and your personal circumstances. Your conveyancer will ask you to complete a questionnaire to determine the amount of tax due for your purchase. More information can also be found at <https://www.gov.uk/stamp-duty-land-tax>

Properties in Wales

Properties in Wales are subject to Land Transaction Tax (Land Tax) instead of Stamp Duty Land Tax and more information can be found at: <https://beta.gov.wales/land-transaction-tax-calculator>

Bank Transfer Fees £16.00 + VAT

These are fees charged by our bank to transfer funds to others solicitors or third parties as part of your transaction. In addition **we charge a small admin fee of £8.00 + VAT** for each bank transfer carried out on your behalf.

There can be other payments due to third parties that are specific to your property and can only be confirmed further down the line. These can include fees such as landlord/management company information pack fees and charges, Deed of Covenant fees, Notice and Certificate fees, Companies House fees or Indemnity Policy fees. Your conveyancer will be able to advise you if these or any other fees are likely to apply to your transaction

The above is designed to provide an estimate of our likely charges for your sale, purchase or re-mortgage but please contact us to discuss your specific circumstances so we can confirm our charges for your individual transaction. Please do not hesitate to contact your local DMA Office:

Hartlepool

155 York Road,
Hartlepool, TS26 9EQ
Tel: 01429 274 732

Consett

2 Middle Street,
Consett, DH8 5QJ
Tel: 01207 590285

Peterlee

9-11 Burnhope Way,
Peterlee, SR8 1BT
Tel: 0191 586 3581

Darlington

56 Duke Street,
Darlington DL3 7AN
Tel: 01325 482 299

Sunderland

26 Frederick Street,
Sunderland SR1 1LT
Tel: 0191 510 9911

Chester le Street

4 High Chare,
Chester le Street, DH3 3PX
Tel: 0191 388 7041

It can be quicker or slower, depending on the circumstances and the parties in the chain.

For example, if you are a first time buyer, purchasing an existing property with a mortgage in principle and no chain it could take as little as 6 weeks. However, if you are buying a leasehold flat that requires an extension of the lease term, this can take significantly longer. In such a situation additional charges would apply.

Stages of the process (Purchase)

The precise stages involved in the purchase of a residential property vary according to the circumstances. However, below we have provided an outline of a typical transaction:

- 1. We take your initial instructions and provide you with initial advice
- 2. We carry out initial checks and contact your lender, sellers solicitor and estate agent, if needed
- 3. We receive contract documents from the sellers solicitor and advise you on the terms
- 4. We carry out compulsory searches and any additional searches you require (the results are usually returned within 2 weeks)
- 5. We obtain further documentation if required from the sellers solicitor, local authority or in some cases landlord/management company or other third party
- 6. We raise any necessary enquiries of seller's solicitor
- 7. We advise you on all documents and information received and explain any outstanding matters
- 8. We explain the conditions of mortgage offer including any specific requirements
- 9. We send the final contract and other documents to you for signature or we arrange an appointment for you to attend and sign with us at one of our offices
- 10. We agree a completion date with you, your seller and your mortgage lender (this is the date from which you own the property) and advise on the steps to be taken by you before and on the day of completion

- 11. We exchange contracts (legally committing you to the purchase) and notify you that this has happened
- 12. We arrange for all monies needed to be received from your mortgage lender and you
- 13. We complete the purchase and you receive the keys
- 14. We deal with payment of Stamp Duty Land Tax and submit a return with HM Revenue and customs on your behalf
- 15. We seal with the application for registration at HM Land Registry

Why use DMA?

- **Offices throughout the North East**
- **Simple and up-front fixed fees**
- **Friendly Personal Service**
- **Law Society Conveyancing Quality Scheme Accredited**
- **Leading team of experienced and knowledgeable property lawyers**
- **Convenient email, post and telephone service**

What our clients say about us:

Include online reviews / feedback quotes

Occasionally DMA Law will make payment to referrers details of which can be confirmed by your conveyancer where such a payment applies to your matter.

Below is a list of parties with whom DMA Law has an agreement of this kind:

Name
Dowens Estate Agents
Tom Garside Independent Financial Services

Andrew R. Grey Family Funeral directors
Crosby Insurance Services Ltd.
Grace House North East
Ayton and Ranson Funeral Directors
Anthony James Letting
Peter Sheraton
Mortgage Advice Shop/Brian Day
Next2Move Sales & Lettings Ltd
Castledene Financial Services
TBHC Ltd / T/A Hunters Estate Agents
Bee My Home
Wolfenden Salter Financial Services
Supreme Property Management
Will Assist
Copeland Residential