

Additional Legal Fees

'Fees Assisted' Legals – additional fees when using the West Brom panel

Additional fees may be charged for additional work and services required over and above the standard legal work in a conveyancing case. Your conveyancer will discuss your requirements with you and obtain your consent to proceed before any such fees are incurred. Below are examples of some of the most common additional fees:

Additional fees	
Amendments to Boundary Lines	£319 + VAT
Arranging Indemnity Insurance Fee	£75 + VAT
Assignment/Reassignment of Life Policies	£15 + VAT per policy
Building over Sewer Agreements	£375 + VAT
Checking and approving a new or existing solar panel lease	£90 + VAT
Comment on Solar Panel Lease	Depends on your specific requirements
Compulsory Purchase Orders	£375 + VAT
Deed of Grant of Easement	£339 + VAT
Deed of Guarantee	£50 + VAT
Deed of Variation	£220 + VAT
Defective Title	Hourly rate of £150 + VAT and disbursements
Drafting a Statutory Declaration	£50 + VAT
Drafting an Enduring Power of Attorney	£100 + VAT
Drafting Assured Shorthold Tenancy	£50 + VAT
Extension of Lease	£319 + VAT
First Registration Fees (where property is unregistered)	£95 + VAT Additional Land Registry fees
Forwarding a copy title information document/updated registers of title to borrower	£20 + VAT
Guarantor Legal Advice	£245 + VAT
Investigating the Title to Additional Land	£45 + VAT
Landlord Fees (for leasehold properties)	No charge beyond the fee levied by the landlord
Landlord's Notice Fee	No charge beyond the fee levied by the landlord
Letters of Postponement from the Ministry of Defence or local authorities on Right to Buy cases	£50 + VAT per letter
License to Assign	£150 + VAT
Local Authorities on Right to Buy Cases	£50 + VAT per letter
Optional Title Insurance fee (varies by property price and level of cover)	£100 + Insurance Premium Tax to £250 + Insurance Premium Tax
Purchase of additional land	£245 + VAT and any additional land registration fees, searches or stamp duty land tax payable
Purchasing Freehold/merging title	£195 + VAT and any additional land registration fees, searches or stamp duty land tax payable
Redeeming an existing Help to Buy Charge	£75 + VAT per charge
Registering a 3rd party transfer of title	£100 + VAT and any additional land registration fees, searches or stamp duty land tax payable
Release of a Right of Way	£375 + VAT
Removal of second charges	£25 + Disbursements + VAT
Removal of third and subsequent charges	£25 + Disbursements + VAT per charge
Repayment of secured loans	£25 + Disbursements + VAT per charge
Returning a Mortgage Advance to the West Brom	£50 + VAT + TT fee
Sale and Release of Land	£299 + VAT
Same Day Payment to transfer funds*	£30 + VAT per transfer
Satisfy and remove a Restriction/Caution	£150 + VAT

Additional fees continued

Section 106 Agreements and Unilateral Undertakings	£319 + VAT
Shared Ownership Leases, but only where an additional tranche is being purchased	£250 + VAT + any additional Land Registry fees, searches or stamp duty land tax payable in connection with the acquisition of the additional tranche
Simple Declarations of Trust	£145 + VAT
Stamp Duty Land Tax Administration Fee	£75 (This is only chargeable in limited circumstances e.g. Transfer of Title)
Standard Deed of Postponement	£150 + VAT per deed
Supplement for dealing with Leasehold Title – Remortgage	£65 + VAT
Supplement for dealing with Leasehold Title – Purchase/Sale	Up to £500,000 £150 + VAT Over £500,001 £300 + VAT
Supplement for dealing with Leasehold Title – Sep Rep	£65 + VAT
Surrender and Re grant Leases	£319 + VAT
Transfer of Share	£245 + VAT
Transfers of Equity (single to joint and joint to single borrowers)	£245 + VAT and any additional land registration fees, searches or stamp duty land tax payable
Unregistered Title Supplement	£75 + VAT
Upgrading a Legal Title	£50 + VAT

*This relates to the Telegraphic Transfer cost for the solicitor to repay the existing mortgage.



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