

### Additional Costs in Exceptional Circumstances:

(NB this is not a definitive list, but covers the main exceptional costs)

Corresponding and Collecting in funds from third parties	£95.00 plus VAT
Unregistered Title for Freehold	£95.00 plus VAT
Unregistered Title for Leasehold	£95.00 plus VAT
Auction Property	£300.00 plus VAT
Deed of Covenant	£125.00 plus VAT
Dealing with Gifted contributions	£125.00 plus VAT
Amended Mortgage Offer Fee	£25.00 plus VAT
Second or subsequent mortgage transfer fee	£35.00 plus VAT
Third Party Lender Solicitor Fee	£75.00 plus VAT
Buy to Let Fee	£50.00 plus VAT
Dealing with a rent charge	£75.00 plus VAT
Armed Forces HTB (unsecured loan)	£125.00 plus VAT
Shared Ownership / Equity fee	£100.00 plus VAT
Staircasing additional percent of Title	£150.00 plus VAT
Staircasing to full Title Ownership	£250.00 plus VAT
Exchange deadline required within 21 working days of receipt of contract	£100.00 plus VAT
Completion deadline required within 21 working days of receipt of contract	£150.00 plus VAT
Contract Race Fee	£150.00 plus VAT
Completion within 5 working days of Exchange of Contracts	£100.00 plus VAT
Discharge of an individual mortgage (other than repayment of the first mortgage) or other entry of a financial nature	£95.00 plus VAT
Dealing with Defective Titles	£50.00 plus VAT
Where a Guarantor is involved	£150.00 plus VAT
Dealing with Contaminated Land issues	£95.00 plus VAT
Dealing with two Titles	£50.00 plus VAT
Purchasing a share of Freehold Title in conjunction with a Leasehold Title	£95.00 plus VAT
Dealing with a Certificate of Compliance for either Freehold or Leasehold properties	£95.00 plus VAT
Dealing with solar panel documentation	£150.00 plus VAT
Dealing with private drainage	£75.00 plus VAT
Dealing with a Building Regulation Enforcement Notice	£50.00 plus VAT
Dealing with underpinning or structural matters	£150.00 plus VAT
Dealing with Standard Statutory Declaration	Price on Application
Preparing a Declaration of Trust	£250.00 plus VAT
Preparing a Declaration of Solvency	£75.00 plus VAT
Appointment of Additional Trustee Fee	£50.00 plus VAT
Deed of Grant approval fee	£50.00 plus VAT
Deed of Grant variation fee	£100.00 plus VAT
HTB ISA (per ISA)	£50.00 plus VAT
Lifetime ISA (per ISA)	£100.00 plus VAT
Key Undertaking	£50.00 plus VAT

Reviewing an existing Assured Shorthold Tenancy Agreement on a purchase	£75.00 plus VAT
Dealing with and administering retentions	£50.00 plus VAT
Dealing with HMLR ID1 forms	£50.00 plus VAT
Dealing with Restrictions on Register with HMLR	£75.00 plus VAT
Dealing with a Certificate of Bankruptcy registered as any entry on Title	£50.00 plus VAT
Dealing with HMO (Houses in Multiple Occupation)	£95.00 plus VAT
Dealing with porting requirement from existing to new mortgages	£95.00 plus VAT
Company Management Fee	£150.00 plus VAT
Acting for Limited Company	£150.00 plus VAT
Freehold property with a Management Company / Rent Charge fee	£150.00 plus VAT