

Brevis

Pricing for: Residential home buys & sales

Brevis legal fees in home buys & sales

Brevis Base Fees:

Home price fee *see scale below*
This fee is based on the value of the property you're buying or selling.

Property Value	Our Fee	VAT	Total (inc. VAT)
Up to £200k	£495	£99	£594
£200,001 to £350k	£525	£105	£630
£350,001 to £600k	£595	£119	£714
£600,001 to £800k	£695	£139	£834
£800,001 to £1m	£850	£170	£1,020
£1,000,001 to £1.5m	£895	£179	£1,074

Bank transfer admin fee *£39 (inc. VAT)*
This covers charges and work associated with moving large sums of money.

Client identity checks *Free of Charge*
As a law firm, we are required to perform ID Checks on our clients. Brevis works differently to many solicitors and here is no different - we don't charge our Home Buy & Sale Clients for performing ID Checks.

In some circumstances we charge extra:

When buying or selling a Leasehold property *£150 (inc. VAT)*
There is more work involved in buying or selling a Leasehold property. This is the additional cost for working on either.

Mortgage preparation fee *£330 (inc. VAT)*
There is more work involved when you're buying with a mortgage. We charge extra when this is the case.

While we act for you, your mortgage provider may also wish to appoint a separate solicitor to represent them. This will occur if we're not on your lender's 'panel' of solicitors. In this circumstance, to give you peace of mind, Brevis guarantees to cover ALL additional costs involved in there being a separate solicitor.

When buying a Shared Ownership *£270 (inc. VAT)*
This is where you only buy a share in the property (25% to 75%) and pay rent on the remaining share. Find our more at brevis.co.uk/shared-ownership

When buying with a Help to Buy ISA *£54 (inc. VAT)*
Go to brevis.co.uk/ISA to find out more.

When buying with Gov. Help to Buy Scheme *£150 (inc. VAT)*
Go to brevis.co.uk/helptobuy to find our more.

If the home buy or sale is complex *£Variable*
Our fees are based on the typical level of work we expect to perform in a home buy or sale. If a property transaction is more complicated due to unique circumstances, then our fees could be more as a result. We notify clients where we believe a case may be complex.

Brevis believes in offering our clients transparency in our service. Here you can find our pricing structure for buying and selling residential properties. You may find it easier to estimate how much our fees will be by completing our no-obligation form in minutes at [Brevis.co.uk/calculate](https://brevis.co.uk/calculate)

3rd party fees

3rd Party Fees for Homes Buys & Sales:

Search report fee (Home buy) *est. £300 (inc. VAT)*
The Search Reports helps advise us and you about the property and whether there are any risks, such as flooding or radiation, that you should be aware of before committing to your home buy.

Stamp Duty Land Tax (Home buy) *click here to see scale*
Depending on your circumstances and the price of the property, Stamp Duty can be a significant cost. You should factor this into your home buy decision. Click here to see HMRC's charges for Stamp Duty.

Stamp Duty submission fee (Home buy) *£4.80 (inc. VAT)*
Even where Stamp Duty is not payable, we need to notify HMRC.

Land Registration fee (Home buy) *click here to see scale*
We need to register you as the new owner with HM Land Registry. Click here to see HM Land Registry's charges for land registration.

Land Registration submission fee (Home buy) *£4.80 (inc. VAT)*
When we register you as the new owner, we need to pay this submission fee to use a 3rd Party Company's efficient.

Land Registry Priority Search fee (Home buy) *£3.90 (inc. VAT)*
This checks to make sure there is no debt on the property before you're committed.

Bankruptcy Search fee (Home buy or sale) *£2.90 (inc. VAT)*
This is required, per client, to prove that you are free from Bankruptcy.

Lawyer Checker fee (Home buy or sale) *£14.40 (inc. VAT)*
We perform security checks on the other solicitor in the transaction.

3rd Party Fees for Leasehold Buys & Sales:

When Buying a Leasehold Property, you should expect to pay a **recurring payment for Ground Rent** to the building owner, as well as a **recurring payment in Service Charges** to a Management Company. We can only confirm once we have reached out to these companies.

We can offer a rough guide price for other 3rd Party Fees associated to leasehold transactions and have listed these below. Even these estimations are not perfect, and in some circumstances you may be required to pay more than we expect. We would of course find out the precise costs as part of our service.

Leasehold Buy: Notice of Charge Fee	£25 to £100 (inc. VAT)
Leasehold Buy: Notice of Transfer Fee	£25 to £100 (inc. VAT)
Leasehold Buy: Deed of Covenant Fee	£120 to £240 (inc. VAT)
Leasehold Buy: Certificate of Compliance Fee	£120 to £240 (inc. VAT)
Leasehold Sale: Management Pack Fee	£120 to £360 (inc. VAT)

Your questions answered

What are legal fees?

This is the money we charge our clients that we keep. We use or legal fees to pay our costs, such as staff wages, office space, our taxes etc. This is also where we aim to make our profit for our work, so that we can continue offering our services to clients for years to come.

What are 3rd party fees?

There are some payments which we need our clients to pay to Brevis so that we can directly pay these on to other companies or organisations.

When you transfer money to us for 3rd Party Fees, we hold this money in our Client Account (a bank account we use exclusively to hold client money) until we need to pay the 3rd Party.

What are disbursements?

In some circumstances, we pay 3rd Party Fees on your behalf from our Client Account. These fees are known in the industry as "disbursements". In essence, our client has the direct relationship with the 3rd party, and we facilitate payment on our client's behalf. We always obtain authority before arranging a payment of a disbursement on behalf of a client.

When is a 3rd party fee NOT a disbursement?

Sometimes Brevis will pay a 3rd Party Fee directly. Brevis will make the payment and collect the precise cost from the Client Account. Because the relationship is not directly with a client, these payments are not classed as disbursements.

What if I change my mind?

Buying or selling a home is a big decision. If you change your mind then we know that it must be for good reason. **That's why Brevis does not charge its legal fees if you decide that you no longer want us to proceed.** Although we will return any funds to you that are held in our client account, some 3rd Party Fees may have already been spent or promised, which may mean that we be unable to return these funds to you.

How accurate is the Brevis pricing guide?

We ensure that our prices are kept up to date, but sometimes costs can change unexpectedly. The guide is sufficient to give you a more than reasonable estimation of what our fees are likely to be, but there is no guarantee.

What are the timescales?

It is not uncommon for property transactions to take 10-12 weeks, but delays can occur. Brevis believes in transparency and our aim is to keep you informed of our progress and any delays along the way. We breakdown the stages of a home buy or sale into milestones so our clients can keep track. Please go to brevis.co.uk/milestones to find out more.

Getting in touch

If you would like us to get started on your home Buy or Sale, get a free estimate of our costs at brevis.co.uk/calculate

Alternatively, if you have any questions about our service, please reach out to us at help@brevis.co.uk