

# Brevis

## Pricing for: Residential home buys

### Brevis legal fees

#### Brevis Base Fees:

##### Home price fee

see scale below

This fee is based on the value of the property you're buying.

Property Value	Our Fee	VAT (at 20%)	Total (inc. VAT)
Up to £200k	£900	£180.00	<b>£1,080.00</b>
£200,001 to £350k	£1,046	£209.20	<b>£1,255.20</b>
£350,001 to £600k	£1,285	£257.00	<b>£1,542.00</b>
£600,001 to £800k	£1,540	£308.00	<b>£1,848.00</b>
£800,001 to £1m	£1,820	£364.00	<b>£2,184.00</b>
£1,000,001 to £1.5m	£2,132	£426.40	<b>£2,558.40</b>

##### 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 Clients for performing ID Checks.

#### In some circumstances we charge extra:

##### When buying a Leasehold property

Variable

There is more work involved in buying a Leasehold property. We charge £245 for leasehold properties £350k or less, and £395 for any above this value.

##### Mortgage preparation fee

£540 (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

£594 (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](https://brevis.co.uk/shared-ownership)

##### When buying with a Help to Buy ISA

£60 (inc. VAT)

Go to [brevis.co.uk/ISA](https://brevis.co.uk/ISA) to find out more.

##### When buying with Gov. Help to Buy Scheme

£474 (inc. VAT)

Go to [brevis.co.uk/help2buy](https://brevis.co.uk/help2buy) to find our more.

##### If the home buy is complex

Variable

Our fees are based on the typical level of work we expect to perform in a home buy. 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 purchase may be complex.

Brevis believes in offering our clients transparency in our service. Here you can find our pricing structure for buying residential properties. **Our Home Sale fees are found on page 2.** 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)

### 3<sup>rd</sup> party fees

#### 3<sup>rd</sup> Party Fees for Homes Buys:

##### Property Searches fee

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

Variable

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. Please get a quote from Brevis so that we can calculate your Stamp Duty.

##### Stamp Duty submission fee

£6.00 (inc. VAT)

Even where Stamp Duty is not payable, we need to notify HMRC.

##### Land Registration fee

Variable

We need to register you as the new owner with HM Land Registry. Please get a quote from Brevis so that we can calculate HM Land Registry's fees.

##### Land Registration submission fee

£6.00 (inc. VAT)

When we register you as the new owner, we need to pay this submission fee to use a 3<sup>rd</sup> Party Company's efficient.

##### Land Registry Priority Search fee

£4.20 (inc. VAT)

This checks to make sure there is no debt on the property before you're committed.

##### Bankruptcy Search fee

£3.20 (inc. VAT)

This is required, per client, to prove that you are free from Bankruptcy.

##### Lawyer Checker fee

£15.00 (inc. VAT)

We perform security checks on the other solicitor in the transaction.

#### 3<sup>rd</sup> Party Fees for Leasehold Buys:

When buying a Leasehold Property, depending on the circumstances 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 how much once we have reached out to these companies.

We can offer a rough guide price for other 3<sup>rd</sup> 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)

### 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> Party.

#### What are disbursements?

In some circumstances, we pay 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> party fee NOT a disbursement?

Sometimes Brevis will pay a 3<sup>rd</sup> 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 3<sup>rd</sup> Party Fees may have already been spent or promised, which may mean that we are 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](https://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](https://brevis.co.uk/calculate)

Alternatively, if you have any questions about our service, please reach out to us at [help@brevis.co.uk](mailto:help@brevis.co.uk)

# Brevis

## Pricing for: Residential home sales

### Brevis legal fees

#### Brevis Base Fees:

##### Home price fee

This fee is based on the value of the property you're selling.

*see scale below*

Property Value	Our Fee	VAT	Total <i>(inc. VAT)</i>
Up to £200k	£897	£179.40	<b>£1,076.40</b>
£200,001 to £350k	£975	£195.00	<b>£1,170.00</b>
£350,001 to £600k	£1,170	£234.00	<b>£1,404.00</b>
£600,001 to £800k	£1,365	£273.00	<b>£1,638.00</b>
£800,001 to £1m	£1,495	£299.00	<b>£1,794.00</b>
£1,000,001 to £1.5m	£2,210	£442.00	<b>£2,652.00</b>

*Other fees apply for higher property values – please obtain an instant quote for a personal breakdown*

##### 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 Sale Clients for performing ID Checks.

#### In some circumstances we charge extra:

##### When selling a Leasehold property

**£354 (inc. VAT)**

There is more work involved in selling a Leasehold property. This is the additional cost for working on either.

##### Mortgage redemption fee

**£180 (inc. VAT)**

There is more work involved in order to settle your mortgage or charges on your property. We charge extra when this is the case.

##### When selling a Shared Ownership

**£594 (inc. VAT)**

This is where you only own a share in the property (25% to 75%) and pay rent on the remaining share. Find out more at [brevis.co.uk/shared-ownership](https://brevis.co.uk/shared-ownership)

##### When selling with Gov. Help to Buy Scheme

**£90 (inc. VAT)**

Go to [brevis.co.uk/help-to-buy](https://brevis.co.uk/help-to-buy) to find out 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 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)

### 3<sup>rd</sup> party fees

#### 3<sup>rd</sup> Party Fees for Homes Sales:

We cover the known third party fees as part of our legal fee.

##### Bankruptcy Search fee

**Included in legal fee**

This is required, per client, to prove that you are free from Bankruptcy.

##### Lawyer Checker fee

**Included in legal fee**

We perform security checks on the other solicitor in the transaction.

##### Title Documents

**Included in legal fee**

We are required to purchase title documents such as Deeds, Plans, and Registers, but we include these in our legal fee

#### 3<sup>rd</sup> Party Fees for Leasehold Sales:

When selling a Leasehold Property, you may have to purchase a "Leasehold Management Pack" from the Managing Agents or the Freeholder. They usually charge a fee for this, which you will need to pay early into the sale process. Because the fee varies so significantly, we can only give a very rough estimate of the costs involved. We can only confirm how much once we have reached out to these companies.

##### Leasehold Sale: Management Pack Fee (est.)

**£200 to £400 (inc. VAT)**

### Your questions answered

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