

# RMNJ Additional Services Fees Menu

The quotation you have received covers the work required for us to deal with a standard conveyancing transaction. Below is our menu pricing to give you details of our expected costs for additional services that you may require. The prices shown here are based on our experience of the price that each item will cost to enable us to deliver the service that may apply to your transaction. If your transaction is more complex, then we will notify you of the increased cost. We have grouped the additional services by reference to the type of transaction below.

General and Administrative Services (can apply to any transaction type)		Cost ex VAT
1.	Bank Transfer of Funds (payments made by RMNJ via bank transfer)	£40.00
2.	Electronic ID check (per person)	£25.00
3.	Payment into RMNJ by instalments (applies after the first payment, per instalment)	£10.00
4.	Next Day/Special Delivery of postal correspondence (per item)	£15.00
5.	Arranging Indemnity Insurance policy (per policy)	£50.00
6.	Expedite transactions (e.g. require sale or purchase to exchange contracts within 28 days)	£395.00
7.	Providing answers to queries via letter/email/phone/in person after 15-minute time allocation exceeded (per hour)	£165.00
8.	Co-ordinating with another Conveyancing Firm who are dealing with linked property transaction [e.g. RMNJ handling Purchase & separate firm dealing with remortgage that is funding the Purchase]	£195.00
9.	Retrieving File from archive facility and providing documentation after completion	£150.00
10.	Retrieving File from archive facility and providing full copy of file	£200.00
Selling a Freehold Property		Cost ex VAT
1.	Unregistered property	£350.00
2.	Attorney sale by Lasting Power of Attorney	£395.00
3.	Executor sale by Grant of Probate	£395.00
4.	Deal with freehold Management Company requirements (where maintenance charge is levied and collected by a Company)	£375.00
5.	Declaration of Solvency	£350.00
6.	Statutory Declaration or Statement of Truth	£450.00
7.	Deed of Variation (e.g. vary estate rent charge provisions)	£695.00
8.	Bankruptcy related work	£450.00
9.	Redemption/removal of second charges, cautions, restrictions and notices (each item)	£325.00
10.	Complying with Restriction on title (when property cannot be sold unless consent/certificate is obtained from a third party) (cost per Restriction)	£325.00
11.	Dealing with appointment of second trustee (when property is subject to Sole Proprietor restriction)	£395.00
12.	Repaying Help to Buy Scheme Equity Loan	£425.00
13.	Sale when transfer of part of the title is required (known as 'TP1')	£550.00
14.	Part Exchange sale with Developer	£395.00
15.	Dealing with change in price during the transaction	£100.00
16.	Sale involving multiple titles (charge per additional title)	£295.00
17.	Solar Panels	£425.00
18.	Sale subject to existing tenancy	£350.00
19.	Duplicating correspondence for estranged co-owners	£250.00
20.	Concessionary sale (when selling to a family member at under market value)	£450.00

<b>Selling a Leasehold Property</b>		<b>Cost ex VAT</b>
1.	Unregistered property	£350.00
2.	Attorney sale by Lasting Power of Attorney	£395.00
3.	Executor sale by Grant of Probate	£395.00
4.	Deal with Lease Extension pre-agreed with Landlord as condition of leasehold sale	£795.00
5.	Retention of funds to cover potential excess service charges	£125.00
6.	Declaration of Solvency	£350.00
7.	Statutory Declaration or Statement of Truth	£450.00
8.	Bankruptcy related work	£450.00
9.	Redemption/removal of second charges, cautions, restrictions and notices (each item)	£325.00
10.	Complying with Restriction on title (when property cannot be sold unless consent/certificate is obtained from a third party) (cost per Restriction)	£325.00
11.	Dealing with appointment of second trustee (when property is subject to Sole Proprietor restriction)	£395.00
12.	Shared Ownership/Housing Association property	£495.00
13.	Staircasing of Shared Ownership property (acquiring additional percentage share)	£425.00
14.	Retirement/Age restricted property	£495.00
15.	Transfer share of Freehold as condition of sale	£350.00
16.	Sale of a Flat that is subject to the Building Safety Act	£550.00
17.	Statutory Lease Extension linked to sale being handled by separate firm of solicitors	£425.00
18.	Dealing with change in price during the transaction	£100.00
19.	Sale involving multiple titles (charge per additional title)	£295.00
20.	Part Exchange sale with Developer	£395.00
21.	Repaying Help to Buy Scheme Equity Loan	£425.00
22.	Solar Panels	£425.00
23.	Sale subject to existing tenancy	£350.00
24.	Duplicating correspondence for estranged co-owners	£250.00
25.	Concessionary sale (when selling to a family member at under market value)	£450.00
26.	Deed of Variation (e.g. alter provisions in Lease)	£695.00
27.	Licence to Assign	£395.00
28.	Deed of Covenant	£250.00
<b>Purchasing a Freehold Property</b>		<b>Cost ex VAT</b>
1.	Unregistered property	£350.00
2.	New Build property	£495.00
3.	Source of Funds review due to complexity/numerous sources after 30-minute time allocation exceeded (per hour)	£150.00
4.	Funding originating from outside of the UK	£250.00
5.	Lifetime ISA (per application)	£125.00
6.	Dealing with Gifted Deposit	£150.00
7.	Help to Buy ISA Fee (per application)	£50.00
8.	Complying with Restriction on title (when property cannot be sold unless consent/certificate is obtained from a third party) (cost per Restriction)	£325.00

9.	Deed of Trust (from)	£200.00
10.	Deed of Variation (e.g. vary estate rent charge provisions)	£695.00
11.	Statutory Declaration or Statement of Truth	£450.00
12.	Deal with freehold Management Company requirements (where maintenance charge is levied and collected by a Company)	£375.00
13.	Debts to be discharged as condition of Mortgage (each debt)	£250.00
14.	Long Service Award armed forces/ Key Workers Loans	£350.00
15.	Non-mainstream mortgage lender (e.g. Paragon Mortgages or Magellan Home Loans)	£395.00
16.	Mortgage Lender separately represented	£650.00
17.	Private mortgage	£550.00
18.	Dealing with amended mortgage offer or change in Lender after review of first offer (per offer)	£100.00
19.	Mortgage involving Sole Proprietor with Joint Borrower	£395.00
20.	Dealing with non-owning Adult Occupier Consent	£125.00
21.	Purchase involving multiple titles (charge per additional title)	£395.00
22.	Concessionary purchase (when buying from a family member at under market value)	£450.00
23.	Purchase of property from a Developer that selling after Part Exchange with previous owner	£395.00
24.	Purchase when transfer of part of the title is required (known as 'TP1')	£550.00
25.	Right to Buy property	£350.00
26.	Dealing with change in price during the transaction	£100.00
27.	Purchase subject to existing tenancy	£350.00
28.	Solar Panels	£425.00
29.	Pre-Auction contract documentation review [payable in advance]	£475.00
30.	Land Registry Registration Fee on purchases for Unregistered, New Build and New Lease properties will increase from the quoted fee and will be charged as per the scale levied by the Land Registry at the time of completion	

<b>Purchasing a Leasehold Property</b>		<b>Cost ex VAT</b>
1.	Unregistered property	£350.00
2.	New Build property	£495.00
3.	New Build & Shared Ownership property	£695.00
4.	New Lease of existing/newly converted flat (i.e. not a newly built flat)	£595.00
5.	Source of Funds review due to complexity/numerous sources after 30-minute time allocation exceeded (per hour)	£150.00
6.	Funding originating from outside of the UK	£250.00
7.	Lifetime ISA (per application)	£125.00
8.	Dealing with Gifted Deposit	£150.00
9.	Help to Buy ISA Fee (per application)	£50.00
10.	Complying with Restriction on title (when property cannot be purchased unless consent/certificate is obtained from a third party) (cost per Restriction)	£325.00
11.	Deed of Trust (from)	£200.00
12.	Statutory Declaration or Statement of Truth	£450.00
13.	Debts to be discharged as condition of Mortgage (each debt)	£250.00
14.	Long Service Award armed forces/ Key Workers Loans	£350.00
15.	Non-mainstream mortgage lender (e.g. Paragon Mortgages or Magellan Home Loans)	£395.00

16.	Mortgage Lender separately represented	£650.00
17.	Private mortgage	£550.00
18.	Dealing with amended mortgage offer or change in Lender after review of first offer (per offer)	£100.00
19.	Mortgage involving Sole Proprietor with Joint Borrower	£395.00
20.	Dealing with non-owning Adult Occupier Consent	£125.00
21.	Purchase involving multiple titles (charge per additional title)	£395.00
22.	Concessionary purchase (when buying from a family member at under market value)	£450.00
23.	Purchase of property from a Developer that selling after Part Exchange with previous owner	£395.00
24.	Retention clause in Contract to cover excess service charges and dealing with recovery of retention funds	£250.00
25.	Deal with Lease Extension pre-agreed with Landlord as condition of leasehold purchase	£795.00
26.	Lease extension pre- agreed with Landlord (not linked to purchase of property)	£995.00
27.	Acquire share of Freehold as condition of leasehold purchase	£350.00
28.	Additional Lease of garage/parking space as condition of leasehold purchase	£395.00
29.	Purchase of a Flat that is subject to the Building Safety Act	£550.00
30.	Shared Ownership/Housing Association property	£495.00
31.	Staircasing of Shared Ownership property (acquiring additional percentage share)	£425.00
32.	Retirement/Age restricted property	£495.00
33.	Right to Buy property	£450.00
34.	Purchase of Freehold pre-agreed with Landlord (per flat)	£450.00
35.	Purchase of Freehold of a leasehold house	£450.00
36.	Dealing with change in price during the transaction	£100.00
37.	Purchase subject to existing tenancy	£350.00
38.	Solar Panels	£425.00
39.	Pre-Auction contract documentation review (payable in advance)	£475.00
40.	Deed of Variation (e.g. alter provisions in Lease)	£695.00
41.	Licence to Assign	£395.00
42.	Deed of Covenant	£250.00
43.	Land Registry Registration Fee on purchases for Unregistered, New Build and New Lease properties will increase from the quoted fee and will be charged as per the scale levied by the Land Registry at the time of completion	
<b>Remortgaging</b>		<b>Cost ex VAT</b>
1.	Redemption/removal of second charges, cautions, restrictions and notices (each item)	£325.00
2.	Transfer of Equity in conjunction with Remortgage	£395.00
3.	Complying with Restriction on title (when property cannot be remortgaged unless consent/certificate is obtained from a third party) (cost per Restriction)	£325.00
4.	Dealing with non-owning Adult Occupier Consent	£125.00
5.	Bankruptcy related work	£450.00
6.	Unsecured debts to be discharged as condition of Mortgage (each debt)	£250.00
7.	Deed of Postponement	£350.00
9.	Repaying Help to Buy Scheme Equity Loan	£425.00
10.	Postponement of Help to Buy Scheme Equity Loan	£425.00

11.	Non-mainstream mortgage lender (e.g. Paragon Mortgages or Magellan Home Loans)	£395.00
12.	Dealing with amended mortgage offer or change in Lender after review of first offer (per offer)	£100.00
13.	Staircasing of Shared Ownership property (acquiring additional percentage share)	£425.00
14.	Remortgage of Flat that is subject to the Building Safety Act	£350.00
15.	Mortgage involving Sole Proprietor with Joint Borrower	£395.00
16.	Long Service Award armed forces/ Key Workers Loans	£350.00
17.	Source of Funds review due to complexity/numerous sources after 30-minute time allocation exceeded (per hour)	£150.00

#### Transfer of Equity

Cost ex  
VAT

1.	Transfer of Equity acting for party coming off title	£495.00
2.	Transfer of Equity not in conjunction with mortgage	£495.00
3.	Declaration of Solvency	£350.00
4.	Deed of Trust (from)	£200.00
5.	Assent (transferring a property as per direction of Executors under a Grant of Probate)	£550.00
6.	Redemption/removal of second charges, cautions, restrictions and notices (each item)	£325.00
7.	Complying with Restriction on title (when property cannot be transferred unless consent/certificate is obtained from a third party) (cost per Restriction)	£325.00
8.	Staircasing of Shared Ownership property (acquiring additional percentage share)	£425.00
9.	Repaying Help to Buy Scheme Equity Loan	£425.00
10.	Postponement of Help to Buy Scheme Equity Loan	£425.00
11.	Deed of Release of Help to Buy Scheme Equity Loan (removing a borrower)	£425.00
12.	Deed of Accession of Help to Buy Scheme Equity Loan (adding a borrower)	£425.00
13.	Unregistered property	£350.00
14.	Private mortgage	£550.00
15.	Source of Funds review due to complexity/numerous sources after 30-minute time allocation exceeded (per hour)	£150.00

#### Company

Cost ex  
VAT

1.	Acting for a Company	£395.00
2.	Company Remortgage or Purchase with a Mortgage using mainstream mortgage lender with RMNJ acting for lender	£595.00
3.	Company Remortgage or Purchase with a Mortgage using non-mainstream mortgage lender with RMNJ acting for lender	£895.00
4.	Company Remortgage or Purchase with a Mortgage and lender separately represented	£1,750.00
5.	Dealing with amended mortgage offer or change in Lender after review of first offer (per offer)	£100.00