

**Online Quotation**  
**Quote, Instruct & Guide to other costs**

Advantage Matters Ltd in association with Woods Estate Agents.  
Thank you for requesting a quotation for conveyancing on Sale and Purchase combined.

Legal Fees for the Sale of a Freehold Property Valued at £ 330000.00	£ 420.00
Legal Fees for the Purchase of a Freehold Property Valued at £ 250000.00	£ 345.00
Total	£ 765.00
Grand Total (inc VAT)	£ 918.00

Quote prepared on 22/08/2012

### Safeguard Plus

Our Safeguard Plus Product is included in this quotation along with No Move No Fee, please see details below.

### Guide to other costs

As part of our service we want you to be aware at the outset of all the costs associated with moving home. The following sets out the other significant costs that your conveyancer will have to collect from you in addition to the legal fees. If you are purchasing a property your Conveyancer will advise you on what property searches they recommend or your Lender requires, you should budget for approximately £200 plus VAT.

#### Purchase costs

Land Registry Pre-Completion Search	£ 4.00
Land Registry Fee	£ 280.00
Land Transaction Return	£ 75.00 *
Lender Admin Fee	£ 95.00 *
Bankruptcy Search(per person)	£ 2.00
TT Fee	£ 35.00 *
Stamp Duty	£ 2500.00
Postage and Copying	£ 25.00 *

#### Sale costs

Land Registry Document	£ 16.00
Lender Admin Fee	£ 95.00 *
Postage and Copying	£ 25.00 *
TT Fee	£ 35.00 *
Sub Total	£ 3187.00
Total inc VAT 20.00 % * denotes where applicable	£ 3264.00
Legal Fees inc VAT	£ 918.00
<b>Grand Total (inc VAT)</b>	<b>£ 4182.00</b>

### Safeguard Plus

Our unique Safeguard Plus product provides protection to you so that you could be reimbursed up to £750 in mortgage valuation fees, £500 in mortgage arrangement fees. For more information on Safeguard Plus [click here](#)

### No Move No Fee

We have arranged with your chosen law firm a No Move No Fee service to provide you with peace of mind. Hopefully your Sale & Purchase will not fall through; if it does and you do not move home as a result of it, you will not have to pay any of the legal fees we have quoted above. You will only be required to pay for any third party costs incurred on your behalf, e.g. searches, and any agreed additional fees. Your law firm will confirm this to you.

### Matters that concern you

The above-quoted figures include the normal disbursements and additional costs which your Conveyancer will need to collect. Whilst every effort has been made to ensure the accuracy of the quotations made, it is not possible to state the extent of the disbursements which may arise (e.g. property searches). The above quotation of legal fees is based upon a standard property and that your transaction proceeds without major complication. Your chosen law firm will, in any event, confirm in writing all their charges in detail before any work is commenced. However, sometimes clients and/or their mortgage lenders require law firms to undertake additional work ancillary to the standard transaction. In such circumstances, law firms will be entitled to charge additional fees for such work, although such fees would be agreed before any extra work is carried out.

Advantage Matters works in conjunction with a number of law firms who provide conveyancing services. Along with Woods Estate Agents we have specially selected law firms who offer an excellent service and comply with our rigorous compliance checks. The law firm you selected will give you independent and confidential advice and will act on your behalf.

**Code of Conduct**

AML endeavors to comply with the Code of Conduct Rules published by the Solicitors Regulatory Authority or the Code of Conduct applicable to Licensed Conveyancers, as appropriate. Any Conveyancer to whom AML may refer You to is an independent professional from whom You will receive impartial and confidential advice. The advice and service of the Conveyancer will remain independent and subject to your instructions. You are free to choose another Conveyancer from the AML Panel. AML is required to inform You as part of the Code that in accordance with usual professional practice the Panellist that You instruct will pay AML a fee of four hundred ninety pounds and zero pence plus VAT of which AML will pass three hundred zero pounds and zero pence plus VAT to Woods Estate Agents. These are not additional costs to You. They are used to contribute towards the on going quality control, audit, training, support and general commercial development of the Panellist including information technology development.