

## Conveyancing (Residential)

### Purchases

Our Conveyancing Service\* for residential purchases covers:

- Taking instructions about your proposed purchase, discussing this with you including the Home Report;
- Discussing your funding of the purchase, carrying out required Anti-Money Laundering (AML) checks;
- Submission of formal offer for you: considering qualified acceptance issued by seller's solicitor and examining title and reporting to you on both and taking your instructions and concluding missives;
- Preparing mortgage deed (if any): advising you on its terms, having this signed and completed and reporting to lender, certifying title to obtain funds;
- Obtaining funds due by you and all necessary proof of source of funds and transfer from this source/these sources to us before completion;
- Preparing your Land and Buildings Transaction Tax (LBTT) application for Revenue Scotland. This is payable where the purchase price is over £145,000. Submitting application form and making payment of any LBTT or Additional Dwelling Supplement due on your behalf;
- Completing purchase and registering your title and providing you with a copy of registered title.

\*Conveyancing Fees and Outlays based on average or typical purchase until Registration of title is completed.

### Purchase Price (Up to £145,000)

	Charge	V.A.T.	
<b>Conveyancing Fee</b>	£640	£128	<b>£768</b>
<b>AML and Compliance Fee</b>	£75	£15	<b>£90</b>
Outlays			
<b>Land and Buildings Transaction Tax**</b>			<b>0% of Purchase Price</b>
<b>Additional Dwelling Supplement (if payable)***</b>			<b>4% of Purchase Price</b>
<b>Registration Dues for Title:</b>			
Purchase Price (Up to £50,000)	£80	n/a	<b>£80</b>
Purchase Price (£50,001 to £100,000)	£140	n/a	<b>£140</b>
Purchase Price (£100,001 to £150,000)	£260	n/a	<b>£260</b>
<b>Registration Dues for Advance Notice of Mortgage Deed (only if purchasing with a mortgage)</b>	£20	n/a	<b>£20</b>
<b>Registration Dues for Standard Security (mortgage deed)</b>	£80	n/a	<b>£80</b>
<b>Electronic Money Transfer Fee</b>	£25	£5	<b>£30</b>
<b>Digital Archiving of File</b>	£15	£3	<b>£18</b>

\*\* The percentage rate for each band in LBTT is applied only to the part of the price over the relevant threshold and up to the next threshold.

\*\*\* Please note that **Additional Dwelling Supplement (ADS)** at 4% of the purchase price may be payable where the purchaser or civil partner or co-habitee or child under 16 living with the purchaser owns or co-owns any other residential property. ADS must be paid by us before Registration of your Title but it may be reclaimable, normally within 18 months of the date of purchase where the purchaser/spouse/civil partner/cohabitee or child under 16 living with the purchaser sells the other residential property.

**Purchases (Cont.)****Purchase Price (Over £145,000 Up to £250,000)**

	Charge	V.A.T.	
<b>Conveyancing Fee</b>	£685	£137	<b>£822</b>
<b>AML and Compliance Fee</b>	£75	£15	<b>£90</b>
Outlays			
<b>Land and Buildings Transaction Tax**</b>	<b>2% of Purchase Price</b>		
<b>Additional Dwelling Supplement (if payable)***</b>	<b>4% of Purchase Price</b>		
<b>Registration Dues for Title</b>			
Purchase Price (£100,001 to £150,000)	£260	n/a	<b>£260</b>
Purchase Price (£150,001 to £200,000)	£400	n/a	<b>£400</b>
Purchase Price (£200,001 to £250,000)	£530	n/a	<b>£530</b>
<b>Registration Dues for Advance Notice of Mortgage Deed (only if purchasing with a mortgage)</b>	£20	n/a	<b>£20</b>
<b>Registration Dues for Standard Security (mortgage deed)</b>	£80	n/a	<b>£80</b>
<b>Electronic Money Transfer Fee</b>	£25	£5	<b>£30</b>
<b>Digital Archiving of File</b>	£15	£3	<b>£18</b>

**Purchase Price (Over £250,000 to £500,000)**

	Charge	V.A.T.	
<b>Conveyancing Fee</b>	£775	£155	<b>£930</b>
<b>AML and Compliance Fee</b>	£75	£15	<b>£90</b>
Outlays			
<b>Land and Buildings Transaction Tax**</b> (from 1 <sup>st</sup> April 2021)			
Purchase Price (£250,001 to £325,000)	<b>5% of Purchase Price</b>		
Purchase Price (£325,001 to £500,000)	<b>10% of Purchase Price</b>		
<b>Additional Dwelling Supplement (if payable) ***</b>	<b>4% of Purchase Price</b>		
<b>Registration Dues for Title</b>			
Purchase Price (£250,001 to £300,000)	£530	n/a	<b>£530</b>
Purchase Price (£300,001 to £500,000)	£660	n/a	<b>£660</b>
<b>Registration Dues for Advance Notice of Mortgage Deed (only if purchasing with a mortgage)</b>	£20	n/a	<b>£20</b>
<b>Registration Dues for Standard Security (mortgage deed)</b>	£80	n/a	<b>£80</b>
<b>Electronic Money Transfer Fee</b>	£25	£5	<b>£30</b>
<b>Digital Archiving of File</b>	£15	£3	<b>£18</b>

\*\* The percentage rate for each band in LBTT is applied only to the part of the price over the relevant threshold and up to the next threshold.

\*\*\* Please note that **Additional Dwelling Supplement (ADS)** at 4% of the purchase price may be payable where the purchaser or civil partner or co-habitee or child under 16 living with the purchaser owns or co-owns any other residential property. ADS must be paid by us before Registration of your Title but it may be reclaimable, normally within 18 months of the date of purchase where the purchaser/spouse/civil partner/cohabitee or child under 16 living with the purchaser sells the other residential property.