

Anticipated third party costs

PURCHASE:

Leasehold Properties and Freeholds subject to a Management Company / Rent charge:

There are instances in such the following third party costs are likely to be charged in the above purchase transaction types:

- **Notice of Transfer fee** – This fee if chargeable is set out in the lease / transfer document. Often the fee is between £50.00 – £250.00
- **Notice of Charge fee** (if the property is to be mortgaged) – This fee is set out in the lease / transfer document. Often the fee is between £50.00 – £250.00
- **Deed of Covenant fee** – This fee is provided by the management company / landlord for the property and can be difficult to estimate. Often it is between £75.00 – £300.00
- **Certificate of Compliance fee** - To be confirmed upon receipt of the lease, as can range between £50.00 – £200.00

**These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents from the relevant parties.*

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of these types of properties. We will confirm any relevant ground rent and the anticipated service charges as soon as we receive this information. We are not able to provide any information at this stage.

SALE:

There are instances in such the following third party costs are likely to be charged in the above sale transaction types:

- Leasehold / Management information packs. Often fees by the Landlord or their agents can be between £105.00 – £350.00.
- Licence to assign. Often fees by the Landlord or their agents can be between £150.00 – £350.00.

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You should also be aware that ground rent and service charge are likely to apply throughout your ownership of these types of properties. We will confirm any relevant ground rent and the anticipated service charges as soon as we receive this information. We are not able to provide any information at this stage.