

**STATEMENT OF ANTICIPATED COSTS,  
VAT AND DISBURSEMENTS OF  
A TYPICAL SALE & PURCHASE**

**SALE OF A FREEHOLD HOUSE  
SALE PRICE - £1,000,000  
&  
PURCHASE OF A FREEHOLD HOUSE  
PURCHASE PRICE - £1,000,000**

**ASSUMPTIONS ON WHICH THE SALE CALCULATION IS BASED:**

Two sellers (individuals). No Government purchase schemes are being used by purchaser. Purchase is by two individuals. Property is in the London borough of Camden. Property is not a new build. Transaction is routine: it exchanges and completes on time with no complications. No other special terms.

**ASSUMPTIONS ON WHICH THE PURCHASE CALCULATION IS BASED:**

Two buyers (individuals) with no other property in the UK or abroad purchasing with the assistance of a mortgage and where we are acting for both bank and borrower. No Government purchase schemes are being used. Purchase is from two individual sellers. Property is in the London borough of Camden. Property is not a new build. Transaction is routine: it exchanges and completes on time with no complications. No Deed of Trust required between purchasers who will be holding property as Joint Tenants. No other special terms.

ITEM	FEE	VAT @ 20 %	TOTAL
<b>PROTOPAPAS LEGAL FEES</b>			
<i>for acting for you in relation to:</i>			
	£	£	£
<b>SALE</b>			
The Sale:	2,750.00	550.00	<b>3,300.00</b>
<b>PURCHASE</b>			
The Purchase & Registration:	2,950.00	590.00	<b>3,540.00</b>
Mortgage - acting for bank and borrower:	250.00	50.00	<b>300.00</b>
Stamp Duty Land Tax Return:	125.00	25.00	<b>150.00</b>
Money transfer fees @ £50 plus VAT per UK Bank transfer (estimated at four transfers):	200.00	20.00	<b>120.00</b>
<b>Sub Total Estimated Fees:</b>	<b>£6,275.00</b>	<b>£1,255.00</b>	<b>£7,530.00</b>
<b>Less Sale And Purchase Discount:</b>	<b>(£627.50)</b>	<b>(£125.50)</b>	<b>(£753.00)</b>
<b>TOTAL ESTIMATED FEES:</b>	<b>£5,647.50</b>	<b>£1,129.50</b>	<b><u>£6,777.00</u></b>

**DISBURSEMENTS**

*(these are payments to be made to third parties, including taxes and fees payable to the government and other authorities – subject to change on final analysis)*

Stamp Duty Land Tax – calculated of the entire Purchase Price ( <i>Note: this calculation does <b>not</b> take into account any Stamp Duty Land Tax reliefs and/or holidays which may be available and/or in force from time to time</i> )			
Lower Rate (buyers owning no other property in the UK or abroad / replacing main residence):			<b>43,750.00</b>
Land Registry Registration Fee:			<b>455.00</b>
Land Registry Search:			<b>3.00</b>
Official Copies of Title:			<b>12.00</b>
Bankruptcy Searches at £2 each (on Buyers and Sellers):			<b>8.00</b>
Basic Search Package: ( <i>Local Authority Search, Drainage and Water Search, Environmental Search, Chancel Search, Flood Search</i> )  <i>Note: the search fees vary depending on the local authority in which the property is situated – once we have the sales memorandum for the transaction we will be able to inform you or the search costs in our client care letter</i>			<b>328.59</b>
<b>TOTAL ESTIMATED DISBURSEMENTS:</b>			<b>£44,556.59</b>

*Note: Disbursements as specified include VAT where applicable. Other costs may apply in accordance with the client's requirements and the lenders requirements (if applicable). These include but are not limited to building surveyor's costs, valuer's costs, Estate Agents' fees, courier and postage costs and indemnity policy or other insurance costs. If the seller needs to redeem a mortgage on completion, then the redemption figure will be notified to the seller in advance. The cost of a basic search package may differ from time to time. Additional costs may apply if the transaction becomes overly protracted or complicated. Abortive fees will be charged proportionately up to the date on which the transaction aborts and based on the amount of work carried out up to that date. We will of course let you know if and when further costs arise during the transaction.*



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