



## Conveyancing Quote Checker - Purchase

Conveyancing quotes can vary significantly and what might seem like a cheap quote can often be misleading and end up costing you much more once all the 'hidden' charges are added on. Use our Quote Checker to make sure that your quotes are like for like, and remember:

- Don't limit yourself to local conveyancers
- Don't automatically accept the solicitor your estate agent recommends or suggests
- Don't choose simply by price
- Don't accept 'by the hour' costs

Transaction	Cost Solicitor / provider 1	Cost Solicitor / provider 2	Cost Solicitor / provider 3
Basic legal fee and VAT			
<b>DISBURSEMENTS and EXPENSES</b>			
Bank transfer charges			
Searches: Local authority Drainage Chancel repair liability Environmental search Location specific (various searches dependent on area – a mining search is a must in South Yorkshire) Land Registry final searches			
Land Registry registration fee – registering you as the owner. This is a set amount depending on the purchase price so should be the same across all quotes.			

Stamp Duty. This is set by the government so should be the same for all quotes			
Fee for completing and submitting the Stamp Duty Return on your behalf			
Fees for taking out any indemnity policies required			
Fees for dealing with leasehold property			
Fees for dealing with solar panels			
Any other fees or charges			
<b>ALSO CHECK</b>			
<b>Does the solicitor/provider:</b> Have a specialist conveyancing department? Have professional indemnity insurance? Have a good reputation? Come recommended by others?			