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**MURRAY HAY FEES**

February 2025

|  |  |
| --- | --- |
| sale / purchase price | costs |
| £0.00 - £600,000.00 | £1,650.00 + VAT |
|  |  |
| £600,001.00 - £800,000.00 | £1,750.00 + VAT |
|  |  |
| £800,001.00 - £1,000,000.00 | £1,950.00 + VAT |
|  |  |
| £1,000,001.00 - £1,300,000.00 | £1,975.00 + VAT |
|  |  |
| £1,300,001.00 - £1,500,000.00 | £2,475.00 + VAT |
|  |  |
| £1,500,001.00 - £2,000,000.00 | £2,675.00 + VAT |
|  |  |
| £2,000,001.00 - £2,500,000.00 | £2,975.00 + VAT |
|  |  |
| £2,500,001.00 - £3,000,000.00 | £3,475.00 + VAT |
|  |  |
| £3,000,001.00 - £3,500,000.00 | £3,975.00 + VAT |
|  |  |
| £3,500,001.00 - £4,000,000.00 | £4,475.00 + VAT |
|  |  |
| £4,000,001.00 - £4,500,000.00 | £4,975.00 + VAT |
|  |  |
| £4,500,001.00 - £4,999,999.00 | £5,975.00 + VAT |
|  |  |
| £5,000,000 upwards | Please enquire for fee quote |

Please note the following **additional fees** if applicable (on following pages) :

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February 2025

|  |  |
| --- | --- |
| ADDITIONAL FEES ON | SALE & PRUCHASE |
| MORTGAGE SUPPLEMENT | £225 + VAT |
|  |  |
| SDLT COMPLETION FEE ON PURcase | £85 + VAT |
|  |  |
| GIFT / GIFTOR SUPPLEMENT | £150 + VAT |
|  |  |
| LH SUPPLEMENT | £350 + VAT |
|  |  |
| share of fh supplement | £350 + VAT |
|  |  |
| BSA SUPPLEMENT | £400 + VAT |
|  |  |
| NEW HOMES SUPPLEMENT | £450 + VAT |
|  |  |
| SHARED OWNERSHIP SUPPLEMENT | £950 + VAT |

|  |  |  |
| --- | --- | --- |
| REMORTGAGE | COSTS | SUPPLEMENT WHen LENDER HAS SEPARATE SOLICITORS |
| £0.00 - £700,000.00 | £895.00 + VAT | £500 + VAT |
|  |  |  |
| £700,001 - £900,000 | £1,095.00 + VAT | £500 + VAT |
|  |  |  |
| £900,001 - £1,000,000 | £1,195.00 + VAT | £500 + VAT |
|  |  |  |
| £1,000,001 - £1,200,000 | £1,295.00 + VAT | £600 + VAT |
|  |  |  |
| £1,200,001 - £1,500,000 | £1,495.00 + VAT | £600 + VAT |
|  |  |  |

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|  |  |
| --- | --- |
| FURTHER FEES ON CONVEYANCING | COSTS |
| BANK TRANSFER FEE | £45.00 + VAT |
|  |  |
| ID / AML / KYC | £55.00 + VAT (per person) |
|  |  |
| LAYWER CHECKER | £18.00 + VAT |
|  |  |
| LEASE EXTENSION – IF AGREED | £1,400.00 + VAT |
|  |  |
| IF VIA NOTICE PROCEDURE UNDER THE LEGISLATION | £1,950.00-£2,500.00 + VAT |
|  |  |

|  |  |
| --- | --- |
| OTHER fees |  |
| administration of retention on completion | **£100.00 + VAT** |
|  |  |
| ADDITIONAL SALE CONTRACT FOR CONTRACT RACE | **FROM £350.00 + VAT** |
|  |  |
| KEY ACCESS UNDERTAKING | **£250.00 + VAT** |
|  |  |
| ASSIGNMENT OF SOLAR PANEL LEASE | **FROM £250.00 + VAT** |
|  |  |
| REMOVAL OF REGISTERED CAUTION | **£200.00 + VAT** |
|  |  |
| DRAFTING / APPROVAL OF ASSURED TENANCY AGREEMENT | **FROM £300.00 + VAT** |
|  |  |
| DEED OF COVENANT | **£350.00 + VAT** |
|  |  |
| DEED OF EASEMENT ( TO GRANT RIGHTS ) | **FROM £1,200.00 + VAT** |
|  |  |
| STATUTORY DECLARATION | **£175.00 + VAT** |
|  |  |
| INDEMNITY INSURANCE ISSUES | **£75.00 + VAT** |
|  |  |
| DRAFTING LICENCE TO ASSIGN | **£450.00 + VAT** |
|  |  |
| APPROVING LICENCE TO ASSIGN | **£200.00 + VAT** |
|  |  |
| supplement FOR DEALING WITH UNREGISTERED PROPERTY | **£250.00 + VAT** |
|  |  |
| DRAFTING EXCLUSIVITY AGREEMENT | **FROM £350.00 + VAT** |
|  |  |
| APPROVING EXCLUSIVITY AGREEMENT | **£250.00 + VAT** |
|  |  |
| DRAFTING SPECIAL CONDITIONS FOR THE CONTRACT | **£150.00 + VAT** |
|  |  |
| APPROVING SPECIAL CONDITIONS FOR THE CONTRACT | **£100.00 + VAT** |
|  |  |
| DEED OF VARIATION | **From £1,200.00 + VAT** |
|  |  |
| LICENCE FOR ALTERATION | **From £1,200.00 + VAT** |
|  |  |
| TRANSFER OF EQUITY | **£995.00 + VAT** |
|  |  |
| CHANGE OF NAME DEED | **£1,200.00 + VAT** |
|  |  |
| TRUST DEED ( BASIC ) | **FROM £695.00 + VAT** |
|  |  |
| WILLS | **REFER TO JUNE EASTMOND** |
|  |  |
| WILLS WITH TRUST / IHT ADVICE | **REFER TO JUNE EASTMOND** |
|  |  |
| PROBATE | **REFER TO JUNE EASTMOND** |
|  |  |
| EMPLOYMENT ADVICE | **REFER TO COLUM MURRAY** |
|  |  |
| FAMILY / DIVORCE | **REFER TO ROBERT HAMMOND** |
|  |  |
| CIVIL LITIGATION | **REFER TO RICHARD ROONEY** |
|  |  |
| RIGHT TO MANAGE | **REFER TO IAN HAY** |
|  |  |
| COMMERCIAL | **REFER TO COLUM MURRAY / BARNABY HEAP** |
|  |  |

|  |  |
| --- | --- |
| MONIES REQUIRED ON | ACCOUNT AT OUTSET |
| SALE / REMORTGAGE | **£750.00** |
|  |  |
| PURCHASE / TRANSFER OF EQUITY | **£750.00** |

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**WITNESSING, CERTIFYING AND GIVING ADVICE ON DOCUMENTS**

*We preferable don’t want to do this type of work unless it is for our own clients (who we do not charge), but if we do it for someone (i.e. we might be happy to give advice and witness document if sent by another firm who can vouch for them) please note the following:*

1. **Certifying documents as ture copies of original documents:**

* They could be forged documents so always put the wording:

*“ I ………………………….. certify this to be an accurate copy of an original document produced to me on ………… of ………..*

*NOTE: This certificate neither authenticates the original document (of which this is a copy) nor does it confirm the identity of the person at whose request this certificate was produced. “*

* The stamp is left at reception and must not be taken away !
* You must retain a copy of the document and a copy of the persons ID and address verification (and make sure the person is aware of this before attending)
* Charge is £100.00 plus VAT per document if we do not know th person but can be reduced to £25.00 if approved by a Partner
* Put copies plus attendance note and bill in a separate file set up in Leap (**File ref no is IH/2040**)

1. **Witnessing documents:**

* Standard charge of £5 for oaths/stat dec and £1.50 for each exhibit
* On other documents charge £50.00 + VAT
* Ensure when witnessing you add the words “no advice given”
* Keep copies plus copy ID and attendance note and bill on general file (IH/2040)

1. **Giving advice on documents: i.e. Mortgage, Debenture, Guarantee etc:**

* Need photo ID and address ID
* Keep copies of these and the documents and attendance note and bill for general file (IH/2040)
* Charge £350.00 plus VAT per person per document and keep attendance note and bill on general file (IH/2040)

**IN ALL THE ABOVE CASES MAKE SURE CLINT IS AWARE OF FEES AND ID REQUIREMENT BEFORE ARRIVING.**

**ID REQUIREMENTS: ORIGINAL PASSPORT OR DRIVING LICENCE AND ONE OF THE FOLLOWING PRIGINAL DOCUMENTS: COUNCIL TAX BILL / BANK STATEMENT / UTILITY BILL – NO LESS THAN 3 MONTHS OLD.**