



MACROBERTS

PROFESSIONAL FEES

House Purchase / Sale

Our fixed fees are noted as follows:

Purchase – MacRoberts Conveyancing Fees (ex. VAT)	
Under £100k	£925
Under £150k	£1,025
Under £200k	£1,225
Under £300k	£1,325
Under £400k	£1,425
Over £400k	Fee by arrangement
Extras <i>(Additional costs that could potentially apply depending on individual circumstances)</i>	
LBTT Admin Fee	£75
Mortgage Administration Fee	£200
Help to Buy Scheme / First Home Fund	£450
HTB ISA	£50
Lifetime ISA	£100
Information re. Cohabitation Agreement	£50
Sasine Title / First Registration / New Build	£100
3 rd Party Funds	£100

Sale – MacRoberts Conveyancing Fees (ex. VAT)	
Under £100k	£775
Under £150k	£875
Under £200k	£1,025
Under £300k	£1,225
Under £400k	£1,325
Over £400k	Fee by arrangement
Extras <i>(Additional costs that could potentially apply depending on individual circumstances)</i>	
Mortgage	£100
Mortgage (Company)	£150
Notice of Potential Liability	£100
Unauthorised Alterations	£150
TIP	£100
Declaration of Solvency	£100
Sasine	£100
Executry	£150

For residential property sales and purchases, MacRoberts has standard fees which are followed.

We are transparent by providing a fixed fee for our professional services and this is detailed in our Letter of Engagement. In some instances, the fee will be agreed in advance for example if we are asked to provide a Quotation for Services.

Property purchase

Our fixed fee is subject to VAT and outlays. This will be for standard residential property work in a normal property transaction. It will include in a residential property purchase:

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| 1. Taking Instructions from a client. | 8. Receiving the searches and requesting loan funds from the Lender. |
| 2. Submitting a Formal Offer. | 9. Requesting the deposit & expenses from the client. |
| 3. Receiving and Reviewing the Home Report. | 10. Settling the transaction for the client. |
| 4. Receiving a Qualified Acceptance. | 11. Dealing with the LBTT Return if applicable. |
| 5. Examining the Title Deeds and providing a title report to the client. | 12. Registering the title deeds at the Land Register of Scotland. |
| 6. If applicable, receiving a Mortgage Offer and acting for the Lender in the transaction. | 13. Sending the title sheet to the Lender and client post completion. |
| 7. Concluding missives for the purchase and having the Client sign the Standard Security. | |

Our fixed fee will not include any property matters which were unforeseen or out with our control. If there are issues regarding the title deeds or unauthorised alterations this might involve additional work for the client. For example, if the Seller occupied garden ground out with his legal title this may involve corrective conveyancing which would be more time consuming. At MacRoberts we would let the client know as soon as we were aware of issues which may impact on our professional fee. This may involve speaking to the client or arranging a meeting.

Property sale

Our fixed fee in a residential property sale would include the following:

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| 1. Receiving the Offer from the Estate Agent. | 7. Arranging for our client to sign the Disposition. |
| 2. Sending the Offer to the Client for instructions with a copy of the Scottish Standard Clauses. | 8. If applicable requesting a redemption statement from the Lender. |
| 3. Receiving instructions and issuing a Qualified Acceptance. | 9. Concluding missives for the sale. |
| 4. Ordering up the Title Deeds and instructing a Multi Search. | 10. Registering an advance notice. |
| 5. Sending the searches with our conveyancing drafts to the purchasing Solicitor. | 11. Settling the transaction for the client. |
| 6. Dealing with observations on title raised by the purchasing Solicitor. | 12. If applicable redeeming the client's mortgage by chaps transfer. |
| | 13. Sending any surplus monies to the client. |

Our fixed fee would again not include work which was unexpected or out with our control. One example of increased work would be where clients had carried out unauthorised alterations which would result in us having to obtain a letter of comfort from the relevant local authority or a title indemnity policy.

Contact Us



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About Us

MacRoberts is one of Scotland's leading law firms with a history and heritage tracing back over 150 years. Through the delivery of high-quality, innovative and practical solutions for clients, along with an impressive ability to adapt to the contemporary commercial landscape, we have maintained a position of leadership and prestige in the Scottish legal sector and beyond.

Our strength comes from our collaborative relationships and connections – we have an extensive network of clients and contacts throughout Scotland, as well as strong links to the wider UK and international markets.

We are more than just lawyers – we are industry experts with unrivalled commitment to the sectors in which our clients operate. In this era of digital revolution and economic difficulty, we have risen to the challenge in the same way we have done for more than 150 years – with sophistication, passion and expertise