

RATIO

Residential Conveyancing Costs Information

Ratio Law Limited offer a fixed legal fee in relation to residential property transactions.

In consideration of transparency, we have provided a comprehensive list of fees and disbursements. The fees are what are charged by Ratio Law Limited and the disbursements and payable to third parties. Please ensure you consider both sections when checking all the price information.

Our Fees

Sale	Legal Fee	VAT (at 20%)
£0-£250,000	£750	£150
£251,000-£350,000	£1,000	£200
£350,001-£500,000	£1,200	£240
£500,001-£750,000	0.3% of the purchase price or a maximum of £2,000	£300 - £400
£750,001-£1,000,000	0.25% of the purchase price with a minimum of £2,000	£400 - £500
over £1,000,000	to be agreed with firm	

Purchase	Legal Fee	VAT (at 20%)
£0-£250,000	£950	£190
£251,000-£350,000	£1,200	£240
£350,001-£500,000	£1,350	£270
£500,001-£750,000	0.35% of the purchase price or a maximum of £2,500	£350 - £500
£750,001-£1,000,000	0.3% of the purchase price with a minimum of £2,500	£500 - £600
over £1,000,000	to be agreed with firm	

Refinance	Legal Fee	VAT (at 20%)
£0-£250,000	£750	£150
£251,000-£350,000	£1,000	£200
£350,001-£500,000	£1,200	£240
£500,001-£750,000	0.3% of the purchase price or a maximum of £2,000	£300 - £400
£750,001-£1,500,000	0.25% of the purchase price with a minimum of £2,000	£400 - £500
over £1,500,000	to be agreed with firm	

Every property transaction is slightly different and can often include additional work. We will provide a full estimate of costs based on the information given to us at the start of your matter. If we are not made aware or it is simply not known, at the early stages, we will advise you if any of the additional charges below will apply within a reasonable time of this coming to light.

Additional Fees	Legal Fee	VAT (at 20%)
Company Fee	£200	£40
Leasehold Fee (Flat)	£200	£40
Leasehold Fee (House with no shared areas)	£100	£20
ILA Advice given by another solicitor at this firm	£250	£50
Mortgage Fee (Dual Representation)	£250	£50
Mortgage Fee (Separate Representation)	£500	£100
CHAPS Fee	£35	£7
File Administration Fee	£50	£10
File Storage Fee	£20	£4

In addition to the above, we reserve the right to increase our fees if the transaction has an element which falls outside of a normal residential matter (see [key stages](#)), requiring additional time and skill.

Ratio Law specialise in assisting commercial clients. From investing in your first property, to growing or changing your portfolio, or releasing capital, we are here to assist. There are often additional pressures and commercial needs which mean we need to be proactive and flexible. As our client your matter will be dealt with throughout by an experienced solicitor with extensive legal knowledge in the property sector who has the time to commit to meeting your needs. This is reflected in the fees above and does mean that **we do not act for owner-occupier clients** (if you already live or intend to live in the property).

If you are purchasing a buy to let property and you require a mortgage, please contact the firm directly to discuss panel membership and whether we can act for both you and the lender. Please note that some specialist lenders will only instruct on a separate representation basis and will appoint their own solicitor in any event.

Disbursements – fees payable to third parties

	Cost	VAT
may apply to any case		
Case Software Fee	£35.00	£7.00
Electronic Signature	£2.00	£0.40
Land Registry Compliant Electronic Signature	£4.00	£0.80

normally applicable on a purchase		
SDLT signit fee (if signed electronically)	£2.00	£0.40
OS1 Search (per title)	£7.00	
Bankruptcy Search (per name)	£6.00	
Source of funds online check	£13.95	£2.79
Companies House Registration Fee (per charge)	£15.00	
Companies House Submission Fee (per charge)	£5.00	£1.00
Winding up/Company Court Search	£10.25	£2.05
Registration Submission Fee	£5.00	£1.00
Land Registry Fee	see link below scale 1 *	
SDLT	see link below **	

	Cost	VAT
normally applicable on a sale		
Office Copies (per document)	£7.00	

normally applicable on a refinance		
Office Copies (per document)	£7.00	
OS1 Search (per title)	£7.00	
Bankruptcy Search (per name)	£6.00	
Source of funds online check	£13.95	£2.79
Companies House Registration Fee (per charge)	£15.00	
Companies House Submission Fee (per charge)	£5.00	£1.00
Winding up/Company Court Search	£10.25	£2.05
Registration Submission Fee	£5.00	£1.00
Land Registry Fee	see link below scale 2 *	

Dependent on property value and property type. Please visit <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees> to calculate your fee. *

Dependent on property value and type of buyer you are. Please visit <https://www.stampdutycalculator.org.uk/> to calculate your fee **