

**ORACLELAW LIMITED**  
**FEE SCHEDULE 2021**

**CONVEYANCING**

Purchase and Sale fees

£100,000 and below	£695.00 plus VAT
£100,001 to £250,000	£850.00 plus VAT
£250,001 to £500,000	£950.00 plus VAT
£500,001 to £700,000	£1,050.00 plus VAT
£700,000 to £1,000,000	£1,250.00 plus VAT
£1,000,000 and above	TBA

Other Conveyancing

Evacuation of Survivorship	£400.00 plus VAT
Transfer of title	starting at £450.00 plus VAT (varies depending on level of advice needed)
Re-mortgage	£450.00 plus VAT
Discharge of Security	£200.00 plus VAT

Additional fees

Processing First Time Home Fund transactions	additional £100.00 plus VAT
Processing Help to Buy ISA	additional £100.00 plus VAT
Processing Lifetime ISA	additional £100.00 plus VAT
Complex Anti-money laundering inquiries	see notes below.
Crofting Issues	see notes below.

## PRIVATE CLIENT

### Wills & Power of Attorney

Single simple Will	£150.00 plus VAT
Mirror Will	£250.00 plus VAT

Single Powe of Attorney	£250.00 plus VAT
Couple Power of Attoney	£400.00 plus VAT

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### Executry Work

Charged at an hourly rate to be agreed with the client – typical hourly rates are £200- £220.

### **All fees listed exclude VAT and outlays**

#### **Outlays**

Outlays include charges required to register a purchase of a property with the Registers of Scotland or for property searches. Typically, the cost of outlays does not vary from one solicitor to another as they are, in the case of Registers of Scotland, fixed by the government.

We will normally provide you with an estimate of the likely cost of outlays in advance.

#### **Anti-Money Laundering Notes**

1. Complex Anti-money laundering inquiries will result in an additional fee depending upon the work involved and shall be charged at an hourly rate of £220 ex VAT. Clients will always be informed of the possibly of extra fees being incurred, and their agreement sought, in advance of any work undertaken.
2. All financial transactions such as the sale on purchase of property is subject to the UK Anti-money laundering Regulations (“the Regulations”). The Regulations impose a duty on solicitors to ensure that (i) an acceptable level of identification is obtained from the client and; (ii) the source of the funds to be utilised in the transaction comes from a legitimate source.
3. The purpose of the Regulations is to prevent the use of money obtained through crime to be recycled in the economy. The Regulations are an important tool against criminal activity.

4. In the majority of cases client's have no difficulty in providing us with the necessary documentation/proof required under the Regulations and the cost of this work is included within your fee.
5. In a small number of cases, we may be required to undertake significant work to ensure the transaction can take place and meets the Regulations.
6. Examples include (i) where client is based overseas; (ii) where the funds come from overseas and; (iii) where the source of funds comes from multiple sources (such as third persons/family gifting the funds).
7. Unless the Regulations are complied with the proposed transaction cannot take place. The Regulations apply to all solicitors in the UK.

### **Crofting**

Our firm carries out many crofting transactions per year. Sometimes extra work has to be undertaken to establish the status of a croft. This work will normally be charged at our standard hourly rate.