

**Estate Agent's Fees**

Fees vary from one agent to another, so it's worth comparing fees charged by agents in your area. You should consider how the Home Information Pack will be paid for, as this will vary from agent to agent

Legal Fees

Again these vary from firm to firm. Expect to pay the solicitor about 1% of the total agreed price – but check the range of services they'll provide for the fee, and ask if they offer a no sale, no charge guarantee. It's often worth choosing a solicitor or conveyancer on the recommendation of a friend or colleague – otherwise contact the Law Society to find firms in your area. We are able to offer a very cost effective and comprehensive conveyancing service.

Surveyor's Fees

If you're moving to a new home, it's worth paying for a survey on the new property from a qualified RICS member – especially on older properties, or buildings you want to extend or renovate.

Valuation fees

Your lender, if obtaining a mortgage will require you to pay for at least a mortgage valuation, the cost of this will vary depending upon the value of the property are buying. Expect to pay from £250 upwards.

Lenders Arrangement fees

Most mortgage lenders charge an arrangement fee, these have moved upwards rapidly over the last 2 years and it is not uncommon to pay upwards of £995.00. This fee usually can be added to your mortgage. Our mortgage Advisers will be able to advise as to whether it is best to pay a larger or smaller fee for your mortgage by carrying out a cost analysis for you.

HIPs' Fee

You will be required to buy a HIP (home information pack), the cost will vary depending upon where you buy it, but expect to pay from £250 upwards, plus vat.