



Rashid & Co Solicitors

Price and Service Information: Conveyancing Services

Introduction

As part of our firms policy and professional rules our ultimate goal and aim is to ensure anyone considering using our services has the benefit of information required to make an informed choice if legal service providers.

What is significant is that the information is clear with regards to our firms costs.

Conveyancing At Rashid & Co Solicitors

Rashid & Co Solicitors have been undertaking conveyancing work for over 22 years, through this journey we understand how buying and selling a property is traditionally seen as one of the most stressful process. Over the years Rashid and Co Solicitors has managed to achieve high client satisfaction outcome where referral is the key element to its success and standing.

We therefore aim to make this as, stress free, straightforward and a smooth process as possible. Our team will avoid legal jargon and will offer professional and quality advice with the wealth of experience gained over the years.

Our clients are made to feel welcome but also confident that their legal issues are dealt with in a manner that both expedient and competent.

We strive to create the right impression by being as available and as approachable as possible. you will benefit from having the same designated conveyancer throughout the process from start to finish, ensuring that you are dealing with one person at all times. This is significant in solicitor -client relationship and avoids repeated tasks reducing stress levels.

Our primary aim and goal has always been to be competitive in price but not reducing the quality of service to our clients and to ensure, client satisfaction were possible at all times.

We are a one stop conveyancing firm that undertakes all types of conveyancing work including residential and commercial properties, leases including of all the following;

- Buying and selling Properties
- Re-mortgaging, residential and commercial
- Purchasing shared ownership
- Development
- Granting of New leases
- Lease assignments/consents
- Business acquisitions
- Property's purchased in Trust
- Buying or Selling properties for companies
- Transfer of Equity
- Transfer of Property under court orders

Locations

RASHID AND CO SOLICITORS LTD

We are based Witton (Head Office based at 401 Witton Road, Witton, Birmingham B6 6SP) and Willenhall (11-12 New Street, Willenhall, WV13 2BG).

Firms Accreditations

Our offices are accredited with Law Society Lexcel standard, our approach to clients is one of friendliness and efficiency. As an accredited member of Law Society Conveyancing Quality Scheme, we offer high quality, friendly and an efficient service, being the link in the chain keeping all parties informed and up to date throughout the conveyancing process.

We also Cyber Essential accredited which enables to keep your personal information safe and secure and reduces the risk of any Cyber-attacks.

Languages Spoken

Our team are able to communicate in bi-lingual language in the following; Urdu, Hindi, Punjabi, and Bengali.

Our Conveyancing Team

Diempal Bhatti Director-Solicitor and Head of Conveyancing

Diempal Bhatti is a qualified solicitor and director at Rashid and Co Solicitors who has over 10 years of experience in Family and Conveyancing matters. Diempal is well recognised for client care and offering a bespoke service tailored to her clients needs, she is able to communicate in Punjabi. Diempal thrives to meet all deadlines ahead of herself. Diempal client feedback has been

'thank you for an excellent service would certainly recommend your firm to others'

Tariq Rashid Managing Director

Tariq Rashid is a highly experienced conveyancer with a wealth of experience with over 22 years in the field. He is currently the MLRO (money laundering officer) of the firm and money laundering officer and SRO (Senior Responsible officer) . Mr. Tariq Rashid promotes and offers a bespoke service and thrives to ensure client satisfaction with a high standard service, ensuring clients feel welcome and full engagement with clients throughout the process to make sure the client is well informed at all times.

He compliments and promotes Diempal Bhatti client care ethos.

Our conveyancing Team have currently been working together over 10 years and are regarded as a strong, reliable and reputable department.

Purchase of a property

Our Fees

Our fees cover all of the work* required to complete the purchase of your new home, including dealing with registration at the Land Registry and dealing with the payment of Stamp Duty Land Tax (Stamp Duty) if the property is in England, or Land Transaction Tax (Land Tax) if the property you wish to buy is in Wales.

Average fees for a Purchase of a Property.

Value of Property	Typical Legal Fees	
	Freehold	Leasehold
£0-200,000	£650.00 + VAT	£850.00 + VAT
£200,001 to £325,000	£850.00 +VAT	£1050.00 +VAT
£325,001 to £400,000	£900.00 + VAT	£1150.00 +VAT

£400,001 +	£1200.00 + VAT	£1300.00 +VAT
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VAT of 20% should be added to the above

Additional Fees

Unregistered Property	£100.00 +VAT
Purchase with mortgage	£100.00 + VAT
Arranging Indemnity Policy	£50.00 + VAT
Gifted Deposit	£100.00 + VAT
Dealing with Third Party or Overseas Clients	£50.00 + VAT
Help To Buy Mortgage for First Time Buyers	£50.00 + VAT
Statutory Declaration	£100.00 + VAT

What is included?

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. The disbursements which we anticipate will apply are set out separately below. This list is not exhaustive and other disbursements may apply depending on the term of the lease. We will update you on the specific fees upon receipt and review of the lease from the seller's solicitors.

- HM Land Registry fee: variable dependant on the property purchase price
- Search fees: [£195.00] for standard search pack required by your lender
- VAT on search fees
- Electronic money transfer fee: £30 for Chaps £25 BACS

Anticipated Disbursements*

- Notice of Transfer fee – This fee if chargeable is set out in the lease. Often the fee is between £100 -£200
- Notice of Charge fee (if the property is to be mortgaged) – This fee is set out in the lease. Often the fee is between £50 and £150
- Deed of Covenant fee – This fee is provided by the management company for the property and can be difficult to estimate. Often it is between £50 and £200.
- Certificate of Compliance fee - To be confirmed upon receipt of the lease, as can range between £50-£200.

**These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.*

You should also be aware that ground rent and service charge are likely to apply throughout your ownership of the property. We will confirm the ground rent and the anticipated service charge as soon as this we receive this information.

Stamp Duty or Land Tax (on Purchase)

This depends on the purchase price of your property. You can calculate the amount you will need to pay by using [HMRC's website](#) or if the property is located in Wales [by using the Welsh Revenue Authority's website here](#).

What is not included?

We do not report on structural survey's which are outside our area of expertise

How long will my house purchase take?

For any transaction, the timescales are subject to change depending on when your offer is accepted and factors involved such as:

- Number of parties in the chain
- Whether you have a mortgage in place

- Whether you are buying a new build property

A typical transaction will take between 10-14 weeks. However, if any of the above apply, or there are other factors we need to take into consideration, it may increase the time by a further 4-6 weeks and additional charges may occur. We will discuss this with you at the earliest opportunity so you always have a clear picture of how long things are likely to take.

Key stages involved

The precise stages involved in the purchase of a residential property vary according to the circumstances.

- Take your instructions and give you initial advice
- Check finances are in place to fund purchase and contact lender's solicitors if needed
- Receive and advise on contract documents
- Carry out searches
- Obtain further planning documentation if required
- Make any necessary enquiries of seller's solicitor
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send final contract to you for signature
- Draft Transfer (if Leasehold purchase)
- Advise you on joint ownership (if Leasehold purchase)
- Obtain pre-completion searches (if Leasehold purchase)
- Agree completion date (date from which you own the property)
- Exchange contracts and notify you that this has happened
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with payment of Stamp Duty/Land Tax
- Deal with application for registration at Land Registry

Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction
- this is the assignment of an existing lease and is not the grant of a new lease
- the transaction is concluded in a timely manner and no unforeseen complication arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Factors that would typically increase the cost of the service

- legal title is defective, or part of the property is unregistered
- if you discover building regulations or planning permission has not been obtained
- if crucial documents you have previously requested from the client have not been provided

Sale of a Property

Our Fees

Value of Property	Typical Legal Fees	
	Freehold	Leasehold
£0-200,000	£625.00 + VAT	£725.00 + VAT
£200,001 to £325,000	£750.00 + VAT	£850.00 + VAT
£325,001 to £400,000	£825.00 + VAT	£970.00 + VAT
£400,001 +	£900.00 + VAT	£1100.00 + VAT

VAT of 20% should be added to the above

What is included?

Obtaining mortgage redemption statement and redeeming the mortgage on completion.
Settling the Estate Agents Invoice on completion

What is not included?

Sale with mortgage

£100.00 + VAT

Additional fees of £50 plus VAT for obtaining any Indemnity policies requested by the buyer's solicitors.

How long will my house sale take?

For any transaction, the timescales are subject to change depending on when your offer is accepted and other factors involved, such as:

- Number of parties in the chain
- Whether the buyer has a mortgage in place
- Whether the buyer requests lease extension for a leasehold property
- Whether the searches flag up any issues
- Whether buyer's Survey shows up any issues
- Buyer's Enquiries

A typical transaction will take between 10-14 weeks. However, if any of the above apply or there are other factors we need to take into consideration, it may increase the time by a further 4-6 weeks and additional charges may occur. We will discuss this with you at the earliest opportunity, so you always have a clear picture of how long things are likely to take.

Key stages involved

- Take instructions and give initial advice
- Obtain official copies of the Land registry title
- Supply the protocol documents to be completed by the vendor
- Draft the contract and collate the documents for the contract pack
- Send the contract and protocol documents to the buyer's solicitor
- Forward enquiries raised by the buyer to the client
- Answer legal enquiries raised by the buyer
- Obtain redemption statements
- (if required obtain indemnity Insurance quotation)
- Approve the transfer document
- Obtain agents invoice
- Draft completion statement and send to client
- Send the transfer document and contract to client for signature
- Agree completion date
- Exchange contracts
- Obtain agents invoice
- Complete on sale
- Redeem mortgage
- Settle estate agents' invoice
- Forward property documents to buyer's solicitor
- Forward completion funds to clients nominated account

Remortgage of a Property

Our Fees

Fixed fee of £400.00 +VAT (Plus any disbursements costs)
VAT of 20% should be added to the above

What is included?

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Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. The disbursements which we anticipate will apply are set out separately below.

- HM Land Registry fee: variable dependant on the property purchase price
- Search fees: [£195.00] for standard search pack required by your lender
- VAT on search fees
- Electronic money transfer fee: £30 for Chaps £25 BACS

How long will my remortgage take?

A typical re-mortgage takes between 6 and 8 weeks, however, it can be longer if there are any complications such as an application being rejected. The process may also take longer if you switch lenders compared with getting a new deal with your current mortgage company.

Key stages involved

With every transaction there are key milestones, which may vary according to individual circumstances. They may be as follows:

- Taking your instructions and giving initial advice based on the information you have provided
- Requesting the Title Deeds and Redemption Statement
- Obtaining Official Copies of the Title
- Checking the Title
- Checking Official Copies
- Leasehold properties will require the lease to be checked and enquiries made if relevant
- Searches
- Checking the mortgage offer
- Preparing for completion
- Requesting final redemption statement
- Requesting the mortgage advance
- Completion
- Registration

Commercial Leases

Our starting fee for commercial fees is £1000 + VAT this may upwards depending on the complexity of your matter.

Commercial Properties (Purchase and Sale)

Our Fees

Value of Property	Typical Legal Fees	
	Freehold	Leasehold
£0-200,000	£1500.00 + VAT	£1750.00+ VAT
£200,001 to £325,000	£1750.00 + VAT	£1950.00 + VAT
£325,001 to £400,000	£1950.00 + VAT	£2150.00 + VAT
£400,001 +	£2150.00 + VAT	£2350.00 + VAT

VAT of 20% should be added to the above

Fixed Fee Transactions

Transfer of Property, with love and affection with no mortgage is a fixed fee of £400 + VAT.

Transfer of Property under a court order is £400 + VAT.



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