



THINK YOU'VE GOT A CHEAPER QUOTE? THINK AGAIN!

Conveyancing Quotes

Our quotes are completely transparent and include **everything** you pay for. Unlike other companies we do not have any hidden costs which will hit you on your final bill.

Complete our checklist to make sure the quotes you have received from other companies are as honest as ours.

Does your quote include a...

- Misleading Headline Quote.** Quotes you get online are not tailored to you and therefore are often the cheapest they can be due to excluding extra costs which may in fact apply to you. Keep an eye out for asterisks (*) and small print as well as the following terms in this checklist.

Watch out! This could double your quote price!

- Mortgage Lender Fee.** If you have a mortgage some companies will charge you extra. Fortunately at Simpson Millar LLP we do not. Our quotes stay the same whether you have a mortgage or not.

Watch out! These can add £50 - £150 + VAT to your quote price!

- Leasehold Fee.** If you are buying or selling a leasehold flat or house, as opposed to a freehold property, there will be an extra charge. Our charge is clearly marked as £75 + VAT in your quote. Leasehold properties require extra work including checking more documents and liaising with the landlord and/or management companies. We believe that our price is competitive and fair for the increased workload however; some companies over charge as much as twice this amount. Shared ownership/shared equity schemes can also incur additional fees.

Watch out! This can add £150 + VAT to your quote price!

www.simpsonmillar.co.uk
Telephone 0800 634 1628

- **Abortive cost.** We operate on a no move, no fee basis. If your sale or purchase falls through, regardless of the reason, no legal fees will apply. Some companies will charge an abortive fee in these instances or try and hide this cost by renaming it as 'insurance'; charging you an amount to protect yourself against abortive fees – but charging you all the same.

Watch out! This can add various costs to your quote price and if you abort the transaction part way through some companies will charge you a percentage of the agreed fee. Simpson Millar LLP will not charge you our **legal fees** if your sale or purchase falls through, regardless of how much work we have carried out. Please note, however that any **disbursements** that have been incurred during the transaction **will need to be paid** in all instances.

- **Phone Calls and Letters.** No matter how many times we call, email or write to you; your fee will not rise. Other companies will add administrative fees just for contacting you. At Simpson Millar LLP our legal fees are fixed and guaranteed, meaning if your transaction is unusually complex, the quote you get is the quote you pay.

Watch out! Prices are upwards of £12 per letter and £6 per telephone call!

Still think you've got a better deal?

Don't forget that our conveyancing service includes:

- **Specialist Property Lawyers.** Our conveyancing teams specialise in property and nothing else meaning you have the dedication and commitment you need when moving house.
- **Online Tracking.** Once you have instructed us you will be given a unique username and password so you can check the progress of your case online, from anywhere at anytime.
- **Communication.** We work creatively using all communication methods to ensure that you receive regular updates on your conveyancing transaction and that you can contact us whenever you need to.
- **Postal, Email and Telephone based service.** We know you have better things to do than visiting us in work time, in your spare time or at weekends. That's why we provide a service which allows everything to be done by phone, post or email allowing us to handle cases from anywhere in the country.

So what are you waiting for? Call 0800 634 1628 to instruct us now.

This guide contains information on current legal issues applicable at the time of printing. Note there may have been changes subsequently which have not been incorporated in to the material. This guide is intended for information purposes only and its content should not be applied to any particular set of facts or relied upon without legal or other professional advice. For further information on how we can help you please contact:

Dusty Davis
Conveyancing Operations Manager
Tel: 0800 634 1628
Email: dusty.davis@simpsonmillar.co.uk