



## Tariff of charges



My Property Consultant (MPC) wants you to be fully aware of the charges associated with the property acquisitions.

Some of the charges listed below are associated with the set up of your loan/mortgage and may be payable when you submit your mortgage application, or may be deducted from any re-mortgage amount that is released. The description of the charge tells you how these charges are paid, although these may differ between mortgage providers.

Other charges relate to additional services that you may require from MPC after the property has been acquired. We will always tell you about the charge before providing you with the service and will ask you to pay the charge in full. Where possible, some of the mortgage associated charges may be added to the loan but please be aware that interest will be charged.

MPC has negotiated these preferential rates over each firms' respective fees.

### MPC fees – standard fees

		Initial fee	Ongoing fees	Other
<b>Level One</b>	Arranging purchase and prepping of investment property	£8,000 + VAT	n/a	n/a
<b>Level Two</b>	As level One but including the letting and management of the property	£8,000 + VAT	12% + VAT (Of annual rental figure) payable monthly	n/a
<b>Level Three</b>	Full development of investment property once purchased	£8,000 + VAT	12% + VAT (Of annual rental figure) payable monthly	Equity share of 25% of the increase of property value once the project is complete

Please note that extra charges may be applicable for international clients.

### Re-mortgage of residential property

**Intermediary Fee** **Typically £479.00**

A mortgage arrangement fee and property valuation fee may be payable which are the costs of the Product Provider. These vary for each company. Where possible, the legal work will be carried out at cost to the Product Provider, not you.

The Mortgage Intermediary will offer a whole of market service.

### Acquisition of the Investment Property

**Intermediary Fee** **Typically £595.00**

A mortgage arrangement fee and property valuation fee may be payable which are the costs of the Product Provider. These vary for each company.

Please note that some mortgage providers will offer lower (or free) mortgage arrangement fees at the expense of a higher interest rate payable on the actual mortgage.

## Legal Fees and disbursements for the Acquisition of the Investment Property

Legal Fees	£750.00 plus VAT (£900.00 incl)
Bank transfer fee (for funds)	£30.00 plus VAT (£36.00 incl)
Local authority search (approx)	£150.00
Land Registry Fee	£135.00
Stamp Duty	See below
Land Charges Search	£4.00
Bankruptcy searches (per name)	£2.00
Water utilities drainage enquiries	£32.90
Environmental search	£44.65
Notice fees (depends on lease) approx	£100.00

## Other Property related costs

Gas Safety certificate	£45.00
Professional Inventory and check-in	£165.00
References per tenant	£30.00 (where not included as part of a MPC service)
Assured Tenancy Agreement	£50.00 (where not included as part of a MPC service)
Additional adhoc services	Costs provided prior to service being offered
Buildings Insurance	Varies with each individual property
Buildings Management charges	Varies with each individual property

## Stamp Duty Land Tax rates

### Residential properties

Purchase Price of Property	Rate of SDLT	Buy-to-Let/Second Home Rate (April 2016)
£0 - £125,000	0%	3%
£125,001 - £250,000	2%	5%
£250,001 - £925,000	5%	8%
£925,001 - £1.5 million	10%	13%
Over £1.5 million	12%	15%

MPC has selected a panel of mortgage intermediaries, and one firm of solicitors who will be acting on your behalf. They may request a signed terms of agreement from you. MPC will arrange client verification on your behalf.

Adler Fitzpatrick LLP is authorised and regulated by the Solicitors Regulation Authority.

Registered Office: 4 Castle Street, Kingston Upon Thames, KT1 1SS