

Virtual In-house Solicitor® – LNPG Limited

“Changing the World’s view of lawyers, one client at a time”

<http://virtualinhousesolicitor.com/>

LNPG Member Price List

General

<u>Instructions</u>	<u>Fee (all fees are subject to VAT)</u>
Personal will	£95
Lasting Power of Attorney (Health and Welfare)	£95
Lasting Power of Attorney (Property and Financial Affairs)	£95
Advice on Personal Guarantees	£225
Deferred completion (residential)	Fees as set out below + £195 for deferred completion
Deferred completion (commercial)	Fees as set out below + £250 for deferred completion
Bespoke Assured Shorthold Tenancy Agreement	£95
Bespoke Contractual Tenancy	£125
Bespoke Home Business Tenancy	£95
Airbnb Agency	£95
Holiday Let Agreement	£95
Bespoke Room Licence	£125
Rent-to-Rent Agreement	£225
<u>Garages and Car Parking</u>	
- Domestic garage Licence	£95
- Licence to us domestic car parking space	£95
<u>Evictions</u>	
- Step 1 – Legal Notice	£159
- Step 2 – Eviction (Court Proceedings)	£875
- Step 3 – Enforcement	£950
*These fees do not include court/bailiff fees	
Collective Enfranchisement	£1,200
Right to Manage Freehold	£750
Attachment of Earnings Order	£399
Bailiff’s Execution of Goods	£299
GDPR for landlords (document bundle)	£165
Rent Recovery Letter (pre-court)	£35
Shareholder Agreements	£650
Intra-company transfers (each transfer)	£975
Outsourced Property Management Contract	£195
Service charge request letter	£35
HMO Landlord Health and Safety Policy	£95
Ground Rent Demand Letter	£35
HMO Letter to Tenant	£35
Guidance on HMO Licensing	£95
Inheritance Tax Planning	POA
Trusts	POA

**Where fixed fees are exceeded a fee of £100 + VAT per hour will be applied.

Private and Confidential

Sale or purchase of a residential property

	FREEHOLD	LEASEHOLD & PART-OWNERSHIP
Property price range	Legal fee	Legal fee
£0 - £99K	£500	
£0.00 - £149,999.99	£650	£900
£150,000.00 – £249,999.99	£800	£1,000 -
£250,000.00 - £349,999.99	£950	£1,100
£350,000.00 - £449,999.99	£1,050	£1,200
£450,000.00 - £549,999.99	£1150	£1,300
£550,000.00 - £749,999.99	£1300	£1,400
£750,000.00 - £999,999.99	£1400	£1,600
£1,000,000.00 +	£PoA	£PoA

Re-mortgage

Property price range	Legal Fee
£99,999 or less	£350
£100,000.00 - £149,999.99	£475
£150,000.00 – £249,999.99	£550
£250,000.00 - £349,999.99	£600
£350,000.00 - £449,999.99	£675

Private and Confidential

£450,000.00 - £549,999.99	£750
£550,000.00 - £749,999.99	£850
£750,000.00 - £999,999.99	£950

Disbursements (third party fees) such as Land Registry fees and local authority searches, for example, will apply to all property transactions.

Sale or purchase of a commercial property

	FREEHOLD	LEASEHOLD
Property price range	Legal fee	Legal fee
£0.00 - £149,999.99	£650	£900
£150,000.00 – £249,999.99	£800	£1,000 -
£250,000.00 - £349,999.99	£950	£1,100
£350,000.00 - £449,999.99	£1,050	£1,200
£450,000.00 - £549,999.99	£1150	£1,300
£550,000.00 - £749,999.99	£1300	£1,400
£750,000.00 - £999,999.99	£1400	£1,600
£1,000,000.00 +	£PoA	£PoA

Disbursements (third party fees) such as Land Registry fees and local authority searches, for example, will apply to all property transactions.