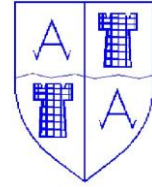


OUR PRICES January 2021

This Price Guide illustrates the fees and outlays payable by individuals in relation to the following Professional Services provided by Airds & Co. Limited;

1. Residential property transactions – Purchase – Page 2
2. Residential property transactions – Other Conveyancing – Page 2
3. Residential property transactions – Disposition Table – Page 3
4. Residential property transactions – Sales – Pages 4 & 5
5. Wills – Page 6
6. Power of Attorney – Page 7
7. Executries – Page 8
8. Offers & Discounts – Page 9



RESIDENTIAL PROPERTY TRANSACTIONS CONVEYANCING FEES

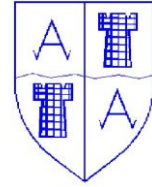
PURCHASES

Purchase Price	Conveyancing Fee plus VAT
£0 - £150,000	£750.00 plus vat
£150,001 - £250,000	£900.00 plus vat
£250,001 - £350,000	£1,150.00 plus vat
£350,001 - £500,000	£1,600.00 plus vat
£500,001 - £750,000	£2,250.00 plus vat
£750,001 - £1 million	£3,000.00 plus vat
£1 million +	Please request a personal quote

Purchase Outlays	
Standard Security registration fee (per mortgage)	£70.00
Advance Notice registration fee (per mortgage)	£20.00
Disposition registration fee	See table below on page 3
LBTT (Land and Buildings Transaction Tax)	Dependent on Purchase Price
Additional (Land and Building Transaction Tax), if applicable	4% of Purchase Price
Separate Representation fee, if applicable	£300.00
For all New Build Purchases	Please request a personal quote

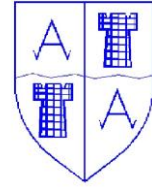
Other Conveyancing Transactions

Transfer of Title	£500.00 plus vat + outlays
Discharge of Standard Security	£200.00 plus vat + outlays
Re-mortgage work	£500.00 plus vat + outlays



Disposition Table* Registers of Scotland Land Register fees Purchase Price	Registration fee
£0 - £50,000	£70.00
£50,001 - £100,000	£130.00
£100,001 - £150,000	£250.00
£150,001 - £200,000	£370.00
£200,001 - £300,000	£490.00
£300,001 - £500,000	£610.00
£500,001 - £700,000	£730.00
£700,001 - £1,000,000	£850.00
£1,000,001 - £2,000,000	£1,010.00
£2,000,001 - £3,000,000	£3,010.00
£3,000,001 - £5,000,000	£5,010.00
£5,000,001 or more	£7,510.00

* these prices are available on the Registers of Scotland website [Registration fees - RoS Knowledge Base](#) and are correct as at 29 January 2021



RESIDENTIAL PROPERTY TRANSACTIONS

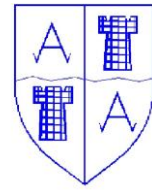
SALES

Sale Price	Conveyancing Fee plus VAT
£0 - £150,000	£750.00 plus vat
£150,001 - £250,000	£900.00 plus vat
£250,001 - £350,000	£1,150.00 plus vat
£350,001 - £500,000	£1,600.00 plus vat
£500,001 - £750,000	£2,250.00 plus vat
£750,001 - £1 million	£3,000.00 plus vat
£1 million +	Please request a personal quote

Sale Price	Estate Agency Fee plus VAT
£0 - £150,000	£1,350.00 plus vat
£150,001 - £250,000	£2,250.00 plus vat
£250,001 - £350,000	£3,150.00 plus vat
£350,001 - £500,000	£4,500.00 plus vat
£500,001 - £750,000	£5,625.00 plus vat
£750,001 - £1 million	£6,000.00 plus vat
£1 million +	Please request a personal quote

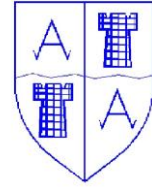
Sale Outlays (Conveyancing)*	Inclusive of VAT
Advance Notice registration fee (for Disposition)	£20.00
Discharge of Standard Security (per mortgage)	£70.00
Legal Report & Property Enquiry Certificate Bundle	£156.00
Coal Authority Report, if applicable	£48.00
Plans Report Level 1	£42.00
Plans Report Level 2	£54.00
Plans Report Level 3	£66.00
Deed Plans	From £120.00
Land Register Copy Deed	£37.20
Sasines Register Copy Deed	£25.80

*outlays are payable to third party suppliers and may vary



Sale Outlays (Estate Agency)*	Inclusive of VAT
Marketing fee for EH1-EH42, EH52	£299.00
Marketing fee for EH47-EH49, EH51, EH53-EH55	£99.00
Marketing fee for EH43-EH46	£225.00
Marketing fee for all other areas	Please contact this office
Home Report fee – property value up to £100,000	£378.00
Home Report fee – property value up to £200,000	£498.00
Home Report fee – property value up to £300,000	£618.00
Home Report fee – property value up to £400,000	£738.00
Home Report fee – property value up to £500,000	£858.00
Home Report fee – property value up to £600,000	£978.00
Home Report fee – property value up to £700,000	£1,098.00
Home Report fee – property value up to £800,000	£1,218.00
Home Report fee – property value up to £900,000	£1,338.00
Home Report fee – property value up to £1,000,000	£1,458.00
Home Report fee – property value between £1,000,000-£1,499,999	£1,578.00
Home Report fee – property value £1,500,000+	Please contact this office
Photographs/Floorplan/Video – 1 Bedroom Property	£330.00
Photographs/Floorplan/Video – 2 Bedroom Property	£360.00
Photographs/Floorplan/Video – 3 Bedroom Property	£510.00
Photographs/Floorplan/Video – 4 Bedroom Property	£540.00
Photographs/Floorplan/Video – 5 Bedroom Property	£690.00
Photographs/Floorplan/Video – 6+ Bedroom Property	Please contact this office
2 page gloss laminate Sales Brochure	£48.00
4 page gloss laminate Sales Brochure	£120.00
For Sale Board (including removal and under offer sign)	£35.00

* outlays are payable to third party suppliers and may vary



Wills

Simple Will (Individual)	£150.00 plus vat
Simple Will (Couple – Mirror Wills)	£250.00 plus vat
Complex Will (Individual)	Hourly rate of £200.00 plus vat
Complex Will (Couple – Mirror Wills)	Hourly rate of £200.00 plus vat

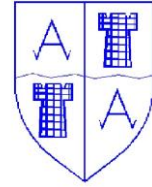
Don't delay!

Many people believe that they don't have to make a Will straight away. Many believe that because they are young, that they have plenty of time to organise a Will.

By leaving your written instructions in a Will, it makes dealing with your estate much quicker and easier for your family. In the absence of a Will, your estate will be distributed in accordance with Scottish Law under the law of intestacy and you may end up leaving your estate to someone other than you intended.

We are happy to discuss your family and financial circumstances.

Please contact this office to ask for more information.



POWER OF ATTORNEY

Single Power of Attorney	£250.00 plus vat + registration fee
Power of Attorney (Couple)	£490.00 plus vat + registration fee

By organising a Power of Attorney you can plan who you want to act on your behalf in the future, should you be unable to make your own decisions about your own affairs. A Power of Attorney is a written document, which must include a certificate signed either by a practising solicitor, practising member of the Faculty of Advocates or a registered medical practitioner in Scotland.

We can help you to draft your Power of Attorney, and, once signed, we will arrange to register it with the Office of Public Guardian Scotland.

The law states that someone who is currently declared as bankrupt or if a protected trust deed is in place that they can make a Power of Attorney to deal with their personal welfare decision making but not about their financial and property affairs.

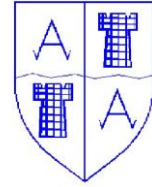
Once the Power of Attorney is registered, it will last unless you decide to cancel it. There are various other reasons for a Power of Attorney to come to an end, such as, on your death, or, the death of a sole attorney (with no substitute nominated).

For more information, please contact this office.

Useful links below for more information on 'What is a Power of Attorney' and 'Continuing and welfare attorneys: Code of Practice';

<https://www.publicguardian-scotland.gov.uk/docs/librariesprovider3/poa/pdf-documents/what-is-a-power-of-attorney5b6cc9a6898069d2b500ff0000d74aa7.pdf?sfvrsn=2>

[Continuing and welfare attorneys: code of practice - gov.scot \(www.gov.scot\)](https://www.gov.scot/Resource/0045/0045_0001.pdf)



Executries

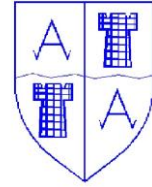
Our fees are calculated on an hourly rate of £200.00 plus vat per hour.

We use an independent Law Accountant to ensure that you only pay us for the work done.

Depending on the timescale to complete the transaction, we will render an interim fee every 3 months for the work undertaken for that period.

Outlays (Executries)*	
Executor-Dative Petition Court fee	£19.00
Receive/Examine Inventory Court fee	
estate value up to £50,000	£0.00
estate value £50,000.01 up to £250,000	£266.00
estate value exceeding £250,000	£532.00
Certificate	
if ordered when lodging inventory	£8.00
if ordered subsequent to lodging inventory	
(i) first certificate including search fee	£19.00
(ii) each subsequent certificate	£8.00
Copy/duplicate confirmation	
if ordered when lodging inventory	£13.00
if ordered subsequently (including search fee)	£27.00
• Extra duplicate ordered at the same time	£13.00
Certified extract confirmation and will (if any)	
If ordered when lodging inventory	£27.00
If ordered subsequently (including search fee)	£39.00
• Extra certified extract ordered at same time	£27.00
Copy Will	
If ordered when lodging inventory	£8.00
If ordered subsequently (including search fee)	£19.00
• Extra copy Will ordered at same time	£8.00
Bond of Caution Premium Fee	Please contact this office

*outlays are payable to a third party suppliers and may vary



Offers & Discounts

All discounts offered below are applied to our fees only.
Only one offer can be applied.

There are no discounts available on any outlays.

Existing/Returning Clients	5% discount off our fees + vat
EH4 residents*	5% discount off our fees + vat
Discount Schemes	Please refer to any current discount schemes offered in the Edinburgh area

*proof of address required

Discount Example

A new client residing in Blackhall (EH4) wishes to purchase a buy-to-let property with a price of £250,000, our usual fee of £900.00 plus vat will be reduced to £855.00 plus vat.

Should you wish to instruction this Firm to act on your behalf, please let us know, as we would be happy to assist you.

Airds & Co. Limited
Federation House
222-224 Queensferry Road
Edinburgh
EH4 2BN