

OUR PRICES August 2023

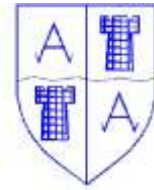
This Price Guide illustrates the fees and outlays payable by individuals in relation to the following Professional Services provided by Airds & Co. Limited.

We would like to emphasise that we offer:

- (i) A Personal Service
- (ii) Dealing direct with a solicitor
- (iii) Over 20 years experience
- (iv) A High Quality Customer Service, including efficient, quick and friendly service

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RESIDENTIAL PROPERTY TRANSACTIONS CONVEYANCING FEES

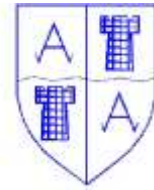
PURCHASES

Purchase Price	Conveyancing Fee plus VAT
£0 - £200,000	£999.00 plus vat
£200,001 - £300,000	£1,299.00 plus vat
£300,001 - £400,000	£1,699.00 plus vat
£400,001 - £500,000	£2,099.00 plus vat
£500,001 - £600,000	£2,499.00 plus vat
£600,001 - £750,000	£3,099.00 plus vat
£750,001 - £1 million	£3,499.00 plus vat
£1 million +	Please request a personal quote

Purchase Outlays	
Standard Security registration fee (per mortgage)	£80.00
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	6% of Purchase Price
Separate Representation fee, if applicable	£300.00
For all New Build Purchases	Please request a personal quote
Bank Transfer fees	£30.00 per transfer

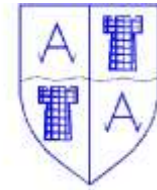
Other Conveyancing Transactions

Transfer of Title	£550.00 plus vat + outlays
Discharge of Standard Security	£230.00 plus vat + outlays
Re-mortgage work	£550.00 plus vat + outlays



Disposition Table* Registers of Scotland Land Register fees Purchase Price	Registration fee
£0 - £50,000	£80.00
£50,001 - £100,000	£140.00
£100,001 - £150,000	£260.00
£150,001 - £200,000	£400.00
£200,001 - £300,000	£530.00
£300,001 - £500,000	£660.00
£500,001 - £700,000	£800.00
£700,001 - £1,000,000	£930.00
£1,000,001 - £2,000,000	£1,100.00
£2,000,001 - £3,000,000	£3,300.00
£3,000,001 - £5,000,000	£5,500.00
£5,000,001 or more	£8,250.00

*these prices are available on the Registers of Scotland website [Registration fees - RoS Knowledge Base](#) and are correct as at 1 April 2021



RESIDENTIAL PROPERTY TRANSACTIONS

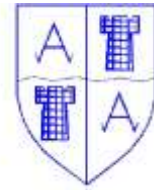
SALES

Sale Price	Conveyancing Fee plus VAT
£0 - £200,000	£999.00 plus vat
£200,001 - £300,000	£1,299.00 plus vat
£300,001 - £400,000	£1,699.00 plus vat
£400,001 - £500,000	£2,099.00 plus vat
£500,001 - £600,000	£2,499.00 plus vat
£600,001 - £750,000	£3,099.00 plus vat
£750,001 - £1 million	£3,499.00 plus vat
£1 million +	Please request a personal quote

Sale Price	Estate Agency Fee plus VAT
£0 - £200,000	£1,599.00 plus vat
£200,001 - £300,000	£1,999.00 plus vat
£300,001 - £400,000	£2,499.00 plus vat
£400,001 - £750,000	£3,199.00 plus vat
£750,001 - £1 million	£3,999.00 plus vat
£1 million +	Please request a personal quote

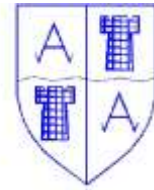
Sale Outlays (Conveyancing)*	Inclusive of VAT
Advance Notice registration fee (for Disposition)	£20.00
Discharge of Standard Security (per mortgage)	£80.00
Legal Report & Property Enquiry Certificate Bundle	From £156.00
Coal Authority Report, if applicable	From £70.80
Plans Report Level 1	From £78.00
Plans Report Level 2	From £96.00
Plans Report Level 3	From £108.00
Deed Plans	From £156.00
Copy Deeds	From £30.00

*outlays are payable to third party suppliers and may vary



Sale Outlays (Estate Agency)*	Inclusive of VAT
Marketing fee for EH1-EH42, EH52, plus platform fee	£328.00
Marketing fee for EH47-EH49, EH51, EH53-EH55, plus platform fee	£121.00
Marketing fee for EH43-EH46, plus platform fee	£252.00
Marketing fee for all other areas	Please contact this office
Home Report fee – property value up to £100,000	£370.50
Home Report fee – property value up to £200,000	£484.50
Home Report fee – property value up to £300,000	£598.50
Home Report fee – property value up to £400,000	£712.50
Home Report fee – property value up to £500,000	£826.50
Home Report fee – property value up to £600,000	£940.00
Home Report fee – property value up to £700,000	£1,045.00
Home Report fee – property value up to £800,000	£1,235.00
Home Report fee – property value up to £900,000	£1,282.50
Home Report fee – property value up to £1,000,000	£1,396.50
Home Report fee – property value £1,000,000+	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

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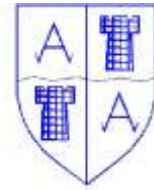


Extras fees for Conveyancing Transactions

The fees we charge for the conveyancing are based on a simple standard conveyancing transaction. There are, however, occasions where complications or complex issues arise, which results in additional work, which was unable to be considered at the time of the original quote.

In addition to the fees quoted, the following fees will apply (plus any additional outlays payable to third parties and quotes will be obtained, where applicable):

1. Missing local authority consents (planning permission, building warrant, building warrant plans, completion certificate, etc.) £50.00 plus vat.
2. Organising a Council, Building Consultant or Window Inspection. £45.00 plus vat.
3. Instructing contractors, i.e., roofer, electrician, damp specialist, etc. £50.00 plus vat.
4. Arranging payment for outstanding statutory notices. £25.00 plus vat per notice.
5. Liaise with Factoring Company, including all payments due at settlement, notice of potential liability for costs. £50.00 plus vat.
6. Notice of Potential Liability for Costs. £50.00 plus vat.
7. Council Tax mandates. £25.00 plus vat.
8. Discharge of Inhibition. £150.00 plus vat.
9. Discharge of second mortgage. £150.00 plus vat (per mortgage).
10. Arranging Indemnity Insurance Policy. £25.00 plus vat.
11. Post Settlement Claims and queries, including statutory notice/repair retentions. Unfortunately, retentions can often be time consuming and lengthy and are charged at our hourly rate of £250.00 plus vat per hour.



Wills

Simple Will (Individual)	£250.00 plus vat
Simple Will (Couple – Mirror Wills)	£400.00 plus vat
Complex Will (Individual)	Hourly rate of £250.00 plus vat
Complex Will (Couple – Mirror Wills)	Hourly rate of £250.00 plus vat

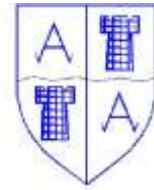
Don't delay!

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	£299.00 plus vat + registration fee
Power of Attorney (Couple)	£525.00 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.

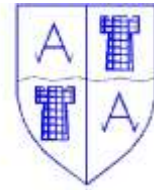
Once the Power of Attorney is registered, it will last unless you decide to cancel it. There are various other reasons for a Power of Attorney to come to an end, such as, on your death, or, the death of a sole attorney (with no substitute nominated).

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 \(www.gov.scot\)](http://www.gov.scot)



Executries

Our fees are calculated on an hourly rate of £250.00 plus vat per hour.

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 as of 1 April 2023.

Outlays (Executries)*	
Executor-Dative Petition Court fee	£20.00
Receive/Examine Inventory Court fee estate value up to £50,000	£0.00
estate value £50,000.01 up to £250,000	£276.00
estate value exceeding £250,000	£554.00
Certificate if ordered when lodging inventory	£8.00
if ordered subsequent to lodging inventory	
(i) first certificate including search fee	£20.00
(ii) each subsequent certificate	£8.00
Copy/duplicate confirmation if ordered when lodging inventory	£13.00
if ordered subsequently (including search fee)	£28.00
• Extra duplicate ordered at the same time	£13.00
Certified extract confirmation and will (if any) If ordered when lodging inventory	£28.00
If ordered subsequently (including search fee)	£40.00
• Extra certified extract ordered at same time	£28.00
Copy Will If ordered when lodging inventory	£8.00
If ordered subsequently (including search fee)	£20.00
• 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