

## LETTINGS/SURRENDERS/SALES

<u>Transaction</u>	<u>Basic Fee</u> Plus VAT (if applicable) & Disbursements (Land Registry etc.) & Notice Fee (£50 or as stated in Lease)	<u>Deed of Guarantee from 3<sup>rd</sup> Party</u>	<u>Rent Deposit Deed</u>	<u>Bank Guarantee</u>	<u>Change of Use</u>	<u>Deed of Variation</u>
Consent to Assignment/Transfer	<b>£966</b> inc. Letter of Consent, AGA/Deed of Covenant (as appropriate, depending upon status of Lease pursuant to 1995 Covenants Act)	£171 p/hr	£171 p/hr	£171 p/hr	£171 p/hr	£171 p/hr
Consent to Underletting of <i>Whole within</i> Landlord and Tenant Act 1954	<b>£1,077</b> inc. Letter of Consent, Deed of Covenant & Review of Underlease	£171 p/hr	N/A	N/A	£171 p/hr	£171 p/hr
Consent to Underletting of <i>Whole excluded</i> from Landlord and Tenant Act 1954	<b>£1,241</b> inc. Letter of Consent, Deed of Covenant, Review of Underlease & scrutiny of Exclusion	£171 p/hr	N/A	N/A	£171 p/hr	£171 p/hr
Consent to Underletting of <i>Part within</i> Landlord and Tenant Act 1954	<b>£1,189</b> inc. Letter of Consent, Deed of Covenant, Review of Underlease & Consideration of Plan/Rights/Reservations	£171 p/hr	N/A	N/A	£171 p/hr	£171 p/hr
Consent to Underletting of <i>Part excluded</i> from Landlord and Tenant Act 1954	<b>£1,240</b> inc. Letter of Consent, Deed of Covenant, Review of Underlease, Consideration of Plan/Rights/Reservations & scrutiny of Exclusion	£171 p/hr	N/A	N/A	£171 p/hr	£171 p/hr
Deed of Variation of <i>Unregistered</i> Lease	<b>£1,077</b> inc. drafting Deed & considering impact of variation on remainder of Lease, e.g. rent review	N/A	N/A	N/A	N/A	N/A
Deed of Variation of <i>Registered</i> Lease	<b>£1,077</b> inc. drafting Deed in Land Registry approved format, considering impact of variation on remainder of Lease, e.g. rent review and registration at Land Registry	N/A	N/A	N/A	N/A	N/A
Licence for Alterations relating to <i>Whole</i> demise	<b>£1,016</b> inc. drafting Licence (especially reinstatement obligations) & reviewing Plan(s)/Specification	N/A	N/A	N/A	N/A	N/A
Licence for Alterations relating to <i>Part</i> demise	<b>£1,137</b> inc. drafting Licence (especially reinstatement obligations) & reviewing Plan(s)/Specification	N/A	N/A	N/A	N/A	N/A
Grant of Lease <i>within</i> Landlord and Tenant Act 1954	<b>£2,540</b> inc. drafting Lease & Replies to CPSE	£171 p/hr	£171 p/hr	£171 p/hr	N/A	N/A

Grant of Lease <i>excluded from</i> Landlord and Tenant Act 1954	<b>£2,723</b> inc. drafting Lease, serving Exclusion Notice, Preparing Declaration/Statutory Declaration & Replies to CPSE	£171 p/hr	£171 p/hr	£171 p/hr	N/A	N/A
Grant of Lease with Agreement for Lease <i>within</i> Landlord and Tenant Act 1954	<b>£2,947</b> inc. drafting Agreement for Lease, drafting Lease & Replies to CPSE	£171 p/hr	£171 p/hr	£171 p/hr	N/A	N/A
Grant of Lease with Agreement for Lease <i>excluded from</i> Landlord and Tenant Act 1954	<b>£3,150</b> inc. drafting Agreement for Lease, drafting Lease, serving Exclusion Notice, Preparing Declaration/Statutory Declaration & Replies to CPSE	£171 p/hr	£171 p/hr	£171 p/hr	N/A	N/A
Surrender of Lease	<b>£1,220</b> inc. drafting Deed of Surrender, Replies to Enquires before Surrender, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Agreement to Surrender & Surrender of Lease <i>excluded from</i> Landlord and Tenant Act 1954	<b>£1,372</b> inc. drafting Agreement to Surrender, drafting Deed of Surrender, Replies to Enquiries before Surrender, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Agreement to Surrender & Surrender of Lease <i>within</i> the Landlord and Tenant Act 1954	<b>£1,524</b> inc. drafting Agreement to Surrender, drafting Deed of Surrender, Replies to Enquiries before Surrender, serving Exclusion Notice, Preparing Declaration/Statutory Declaration, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Sale of Land (Registered Whole)	<b>£2,540</b> inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer	N/A	N/A	N/A	N/A	N/A
Sale of Land (Registered Part)	<b>£2,845</b> inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer (inc. reservations/rights)	N/A	N/A	N/A	N/A	N/A

Sale of Land (Unregistered Whole)	<b>£2,845</b> inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer	N/A	N/A	N/A	N/A	N/A
Sale of Land (Unregistered Part)	<b>£3,048</b> inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer (inc. reservations/rights)	N/A	N/A	N/A	N/A	N/A
<b>Other</b>						
<b>STANDARD HOURLY RATE FOR ALL WORK</b> Excluding S106 work	<b>£171.00 p/hr</b>					
<b>PLANNING AGREEMENTS</b> Section 106 – <b>HOURLY RATE</b> All work connected with Planning Agreements including variations, releases, supplementary agreements etc	<b>£181.00 p/hr</b>					