



The Association of Independent
Personal Search Agents Ltd

WELCOME TO OUR 2019 CONFERENCE
NOTTINGHAM 4TH JULY

SO WHAT HAVE WE BEEN DOING?

- Fighting access restrictions for our members

COUNCILS CHALLENGED

- Derby City Council
- Aylesbury Vale
- Dorset
- Cheshire East and Cheshire West
- South Holland
- Herts District

SO WHAT HAVE WE BEEN DOING?

- Fighting access restrictions for our members
- Working with others to offer new transparency and quotation systems to help member firms compete

TRANSPARENCY AND QUOTATION SYSTEM

- Series of seminars across the country, well received by our clients
- Presentations on cyber crime and more
- A cost effective transparency and quotation option for your clients

Hemmings and Walker

Thank you for requesting an online quote.

Property: Purchase of a Freehold property
Price: £300,000.00
Tenure: Freehold

Description	Value	VAT	Totals
Hemmings & Walker Professional Fees	£695.00	£139.00	£834.00
Land Registry Fees	£135.00	£0.00	£135.00
Search Fees	£250.00	£50.00	£300.00
Stamp Duty Tax	£5,000.00	£0.00	£5,000.00
Bank Transfer Fee	£35.00	£7.00	£42.00
Acting for Lender Fee	£125.00	£25.00	£150.00
ID Verification	£10.00	£2.00	£12.00
Land Registry Searches	£10.00	£2.00	£12.00
Chancel Repair Indemnity Insurance	£10.00	£0.00	£10.00
Total	£6,270.00	£225.00	£6,495.00

The fees quoted above have been calculated based on the information provided with no hidden extras.

Notes to accompany quotation of Conveyancing fees on a Purchase.

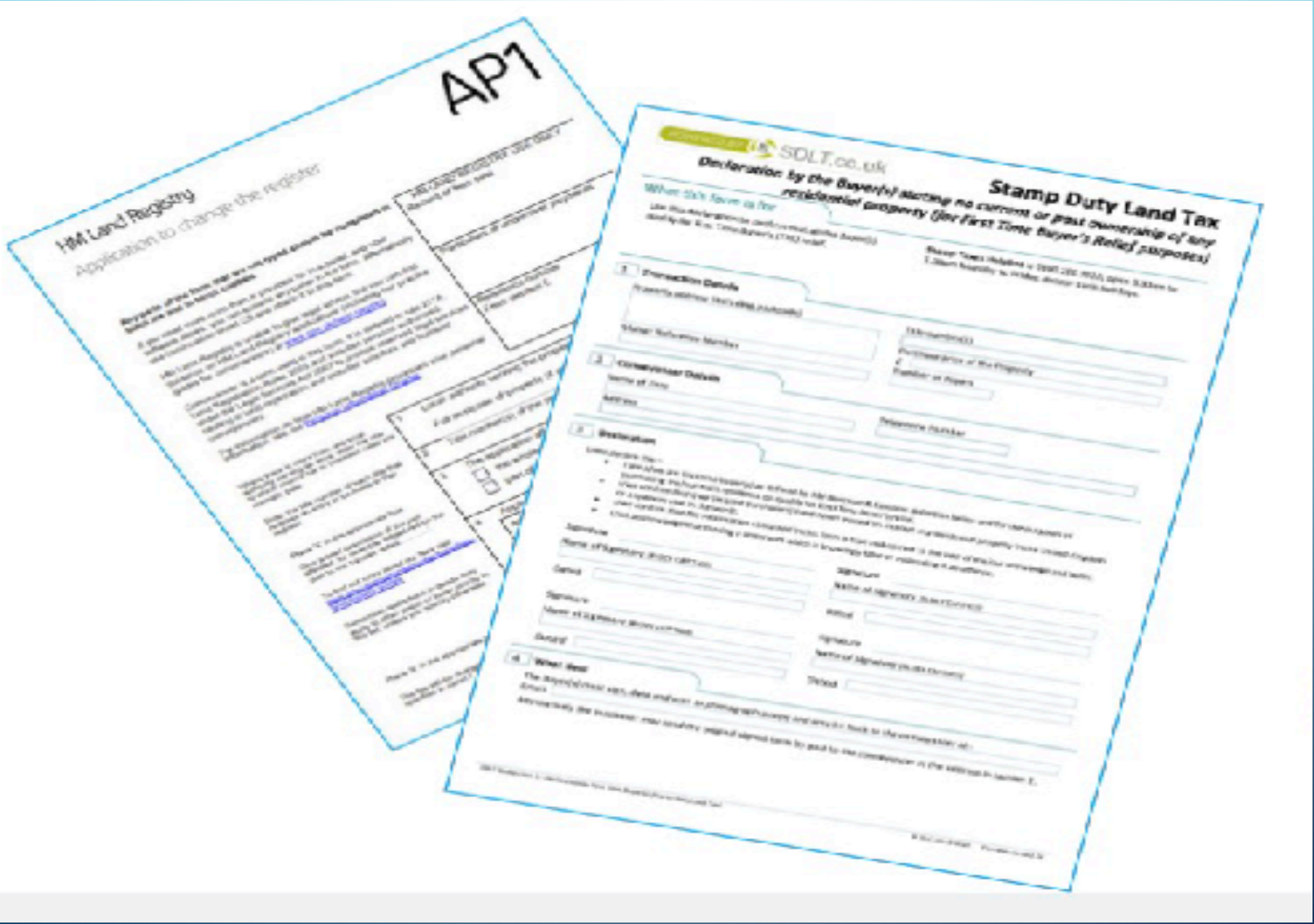
- Acting for lender fee.** If you are having a mortgage to buy your home, your mortgage lender will also instruct your conveyancer to act on their behalf. This is the law firm's charge for acting for the lender as well as you.
- Search fees.** The searches carried out will include a Local Search, Drainage & Water Search and an Environmental Search. Your conveyancer will advise if any other searches are advisable i.e. Flood Search.
- Land Registry fees.** This fee is payable to the HM Land Registry to register the property in your name. The fees quoted are based on this not being a new property (first registration) and that the law firm submits the forms electronically. If this is not the case a higher fee may apply and your law firm will notify you of the charge at the outset of the transaction.
- Stamp Duty Land Tax.** SDLT is a government tax and is payable for all purchases at varying rates depending on the transaction.

Stamp Duty has been calculated for this transaction based on the following items selected whilst quoting, your conveyancer will confirm the charge payable.

Question	Response
Property Value	£300,000.00
Main Residence	Yes

SO WHAT HAVE WE BEEN DOING?

- Fighting access restrictions for our members
- Working with others to offer new transparency and quotation systems to help member firms compete
- Providing a completions solution for members to add to their websites



HM Land Registry

Application to change the register

AP1

Buyer(s) of the land to be registered must be provided to the registrar, with their full name and full postal address.

All Land Registry applications to be made by registered owners must be made by the registered owner(s) and must be made by the registered owner(s) in person or by a solicitor or other authorised person.

Applications to be made by registered owners must be made by the registered owner(s) in person or by a solicitor or other authorised person.

Applications to be made by registered owners must be made by the registered owner(s) in person or by a solicitor or other authorised person.

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REASON FOR CHANGE
Reason of this type

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SDLT.co.uk

Stamp Duty Land Tax Declaration by the Buyer(s) stating no current or past ownership of any residential property (for first time buyer's Relief purposes)

When SDT is due is for

Use this declaration (SDLT) to make a claim for relief from Stamp Duty Land Tax (SDLT) on the purchase of a residential property (RTP) for first time buyer's Relief purposes.

Stamp Duty Land Tax (SDLT) is payable on the purchase of a residential property (RTP) for first time buyer's Relief purposes.

1. Transaction Details

Property address (not the postcode)

Stamp Duty Land Tax (SDLT) reference number

Reference number

2. Completion Details

Name of the buyer(s)

Purchaser(s) of the property

Residence in England

3. Declaration

I/We declare that:

- I/We have not owned any residential property in the United Kingdom (UK) for the last 3 years before the date of completion of this transaction.
- I/We have not owned any residential property in the United Kingdom (UK) for the last 3 years before the date of completion of this transaction.
- I/We have not owned any residential property in the United Kingdom (UK) for the last 3 years before the date of completion of this transaction.

Signature

Name of Buyer(s) (Print name)

Signature

Name of Buyer(s) (Print name)

Signature

Name of Buyer(s) (Print name)

Signature

Name of Buyer(s) (Print name)

Signature

Name of Buyer(s) (Print name)

Signature

Name of Buyer(s) (Print name)

4. Buyer's Declaration

The Buyer(s) declare that they are not a person who is liable for Stamp Duty Land Tax (SDLT) on the purchase of a residential property (RTP) for first time buyer's Relief purposes.

Alternatively, the Buyer(s) declare that they are not a person who is liable for Stamp Duty Land Tax (SDLT) on the purchase of a residential property (RTP) for first time buyer's Relief purposes.

Stamp Duty Land Tax (SDLT) is payable on the purchase of a residential property (RTP) for first time buyer's Relief purposes.

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- Providing a completions solution for members to add to their websites
- Working WITH the PCCB to enhance accreditation of our industry

AND THAT'S NOT ALL

- Advising our members with regular newsletters
- Frequent member surveys allowing us to challenge and to represent you better
- Annual Conference and AGM
- Training Days
- Chance to host major events including LFS roadshow and HMLR launches
- A slot at the HMLR national conference
- Challenging Ordnance Survey
- Working with academics on text books
- Always on the look out for new opportunities for you