

Fee schedule

Redemption of Equity Loan**£125.00 + VAT**

This applies when an equity loan is repaid. The fee will cover our administration costs and allow for our solicitors to release our legal charge by signing, sealing and returning the legal charge certificate (DS1 Form). The fee is payable on completion of the transaction. Homeowners are responsible for their own legal costs.

Purchasing further shares (Partial Staircasing)**£225.00 + VAT**

(Outside of Staircasing promotion)

The fee applies when a shared owner buys further shares in their home. The fee will cover our administrative costs, approving the mortgage offer and the costs of the Memorandum of Staircasing and updating our systems. The fee is payable on completion of the purchase. Homeowners are responsible for their own legal costs.

Purchasing remaining shares (Final Staircasing)**£225.00 + VAT**

(Outside of Staircasing promotion)

The fee applies when a shared owner buys the remaining shares in their home. The fee will cover our administrative costs, the Memorandum of Staircasing and the costs of producing, signing and sealing the Freehold Transfer. The fee is payable on completion of the purchase. Homeowners are responsible for their own legal costs.

Assignments**£ tbc + VAT**

(As detailed within the Shared Ownership lease)

Please notify us on assignments@amplius.co.uk if you wish to sell your shared ownership home. We will provide you with a Guide and all relevant information to help you sell your share. A fee is payable to us for our involvement in your sale. The amount of the fee is detailed within your Lease.

Assignment – Reasonable Fee**£500.00 + VAT**

For leases which state a reasonable fee can be charged a minimum fee of the above will be charged. Additional fees may apply if permissions and further consents are required.

Leasehold Management Enquiries (LPE1)**£200.00 + VAT**

Applicable to Right to Buy resales, leasehold schemes for the elderly and properties owned outright with ongoing RTB service charge/management fees. To provide a Management Pack (LPE1) and provide a copy of the audited annual accounts, service charge schedules, sinking fund balance, planned Section 20 works, planned works, fire risk assessments and asbestos surveys (if applicable).

Change of Ownership administration fee**£ tbc + VAT**

Shared Ownership (Sole to Joint Owners) Fee as detailed within Shared Ownership Lease

The cost is to cover the administrative fees involved in the Assignment and change of ownership, including, assessing the application and carrying out required affordability checks in line with Regulator requirements, providing completion figures, updating service charge/rent accounts on our system.

Removal of leaseholder from mortgage/lease**Admin fee: £50.00 + VAT**
LG Solicitors fee: £350.00 + VAT

This fee is payable when there's a change in circumstances, ie; marital breakdown etc and a request is made to remove a leaseholder from the mortgage/lease. The costs cover approval of the amended mortgage deed, assessment of financial information if deemed necessary and updating our systems.

Deed of Covenants**£125.00 + VAT**

For properties where the title requires the purchaser to enter into a Deed of Covenant, there's a charge to cover the costs of registering the Deed of Covenant and signing and sealing.

DS1 requests**Legal Fee: £150.00 + VAT**
Admin Fee: £50.00 + VAT

Required to move expired RTB charges or expired restrictions from a Title Deed for properties sold outright.

Deed of Variation requests**£225.00 + VAT legal**

For variations that are agreeable to us and sit outside a general sale where a fee is payable.

Right to Buy resale and outright sale with ongoing services**Admin fee: £90.00 + VAT**
LG Solicitors fee: £250.00 + VAT
Notice fee: £90.00 + VAT

Administrative fee to cover our involvement and our solicitors' input in processing the Deed of Covenant and change in ownership/ongoing payment collections.

Copy of leases**£15.00 + VAT****Copy of legal documents/NHBC certificates****£15.00 + VAT****Copy of lease (from HM Land Registry)****£25.00 + VAT**

Costs are applied for requests of copies of leases or any other documentation from property files or archives. Please be advised that we may not hold all of this information in-house and the fee applies for the administrative time involved in retrieving the information, photocopying relevant documents and postage. The fee is payable on request and prior to any documents being released.

Consent to remortgage/notice fee**£80.00 + VAT**

A shared owner must receive our consent to change a mortgage. We must approve the mortgage offer and the fee is to cover the associated administrative costs. The fee is payable on receipt of the revised mortgage offer, prior to consent being issued in writing.

Consent to further remortgage/notice fee**£100.00 + VAT**

If a shared owner's home is funded by a mortgage, they must receive our consent if they wish to apply for a further advance on the mortgage. We'll only consent to further advances under certain circumstances, as set out in the lease agreement. We'll require details of the amount they're applying for and details confirming the reason for the further advance, in addition to a valuation of the property, which must be within three months of date in order for the case to be assessed. The fee is to cover our administrative costs associated with the request and is payable prior to consent being issued.

Complex lease/legal requirements/lease variations**£ tbc**

(Dependant on request, please contact us as fee will vary)

Fee for dealing with any complex issues involving the lease or any legal request this can be from a solicitor or leaseholder. It also covers lease variations that are not relating to the sale of a property. Examples of what could be covered under this fee are boundary dispute, title plan dispute, land ownership dispute, changing a lease clause

Sub-letting requests**£100.00 + VAT**

For processing and providing approval. Sub-letting isn't permitted under the terms of the Shared Ownership lease and it's at our discretion, based on individual circumstances, whether approval will be given.

Home improvements request**£40.00 + VAT**

(Minor and up to five requests)

Such as erecting a shed, garden works such as laying paving slabs or artificial grass, kitchen and bathroom replacements, Electric Vehicle Charger). This is not an exhaustive list of improvements, for more information please refer to your lease or contact us.

Home improvements request**£60.00 + VAT**

(Complex and up to five requests)

Such as rewiring electrics, plumbing, changing a bathroom to a wet room, building a permanent fixture, removing a wall). This is not an exhaustive list of improvements, for more information please refer to your lease or contact us.

Lease extensions

Valuation report: £360-£500 + VAT
Solicitors fee: £750-£950 + VAT
Admin fee: £100 + VAT

These fees apply where a leaseholder wishes to increase the remaining term of their property lease. The fees listed are what you will pay in addition to the premium for the lease extension (determined by the valuation) and your own legal costs. The fees are an approximation as they will depend on the type of property that you live in and the type of lease extension that you are able to do.

Certificate of compliance

£50.00 + VAT

(including property compliance and NHBC)

This fee covers anything that requires a certificate of compliance from us. This normally relates to a request to confirm that the leaseholder has met all the stipulations to allow registration against land registry.

Breach of lease

£30.00 + VAT (from)

(Including allegations and investigation and resolution)

A breach of lease is a violation of the terms and conditions of a lease agreement. This fee will be applied where there has been a breach of lease.

Retrospective consent

£100-£150 + VAT

(Including sub-letting & and home improvements at our discretion)

This fee applies when consent is needed for an action, such as building work, that has already been completed without the necessary prior permission as required in the terms of the lease.