

# MOUNTENEY COMPLETE 2024

**UNIQUE FIXED-FEE, HASSLE-FREE PROPERTY DEALING**



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I've been a solicitor all my working-life (I qualified in 1994) and have run my own firm since 2005. My vision is to meet the legal needs of local clients with the smartness and expertise of a city-centre law firm – at prices representing real value for money. We deliver with '10 Commitments' to quality and service outlined on the back of this brochure - and I put my name on this firm as my personal guarantee of your satisfaction. I hope you engage us.



A handwritten signature in black ink that reads "Jonella Blanton". The signature is fluid and cursive, with a long horizontal line underneath.

### **"COMPLETE" - FIXED FEE, HASSLE-FREE**

Mounteney Complete is a unique product introduced jointly by Mounteney Solicitors and Mounteney Conveyancers, which significantly reduces the time and trouble to complete property transactions - enabling you to move into your new home quicker, easier, and with less risk.

This new service enables the parties buying or selling a property to use two independent law firms which are closely affiliated, and who share the same facilities - reducing the time, communications, and opportunities for inconsistency taken to complete property deals.

In traditional property transactions the buyer and the seller instruct different lawyers who then communicate between themselves to progress the deal. This is inefficient as their communications take time, they may adopt different approaches, and there is the temptation for each to blame the other for problems.

All this changes with "Mounteney Complete": two independent firms, Mounteney Solicitors and Mounteney Conveyancers, work co-operatively to get the deal done efficiently and consistently – without any compromise or conflict in quality, service, or independence.

### **FIXED FEES**

Mounteney Solicitors and Mounteney Conveyancers adopt the same fixed fee structure for carrying-out the legal work for the buyer/seller in their buying and/or selling "standard" properties.



“Standard” is fully defined in our Conveyancing brochure, but does not include relationship separation, legally unrepresented counter-parties, non-conventional lenders (e.g. bridging loans, Together Money) unusual sellers (e.g. charities, statutory authorities), non-Law Society forms (e.g. auction contracts, contracts arising from Court orders). We bespoke quote ‘non-standard’ scenarios.

Sale(s) and Purchase(s) conducted at the same time are priced separately.

**BASIC FEE** FOR ACTING ON A ‘STANDARD’ RESIDENTIAL SALE OR PURCHASE:

**(Gross inc. VAT) £840 + 0.11% of Property Price**      Net (exc. VAT) £700 + 0.092%

**ADDITIONAL FEES THAT MAY ARISE ON THESE BUYING CONTINGENCIES:**

- Co-acting for your mortgage lender      £250 + VAT = £300
- Any Leasehold      £250 + VAT = £300
- Common parts involved      £200 + VAT = £240
- New build      £250 + VAT = £300
- ISA Bonus reclaims      £50 + VAT = £60
- Report to lender’s solicitor (if not us)      £375 + VAT = £450

**ADDITIONAL FEES THAT MAY ARISE ON THESE SELLING CONTINGENCIES:**

- Any leasehold      £150 + VAT = £180
- Common parts involved      £100 + VAT = £120
- Redeem Help to Buy mortgage      £150 + VAT = £180

**ADDITIONAL FEES THAT MAY ARISE ON THESE BUYING / SELLING CONTINGENCIES:**

- Clients outside UK      £175 + applicable VAT
- No vacant possession      £175 + VAT = £210
- Registration changes      £150 + VAT = £180
- [118] Unusually short deadlines (priority)      £50 + VAT = £60
- Unregistered land      £500 + VAT = £600
- Shared ownership      £250 + VAT = £300

**Unlike many of our competitors we do not try to make money off you by ‘marking-up’ any related costs – we simply expect you to pay them “at cost”**

## **Why use this product?**

Mounteney Complete:

- Reduces the time taken from instruction to completion.
- Reduces the issues which may arise from different firms' involvement
- Offers better communication and clarity
- Offers cost benefits which are passed onto you



## **MOUNTENEY COMPLETE**

As the independent firms share infrastructure, ethos, and the same commercial incentive to get the job done as outlined, we are able to work together handling both sides of the transaction, acting for either the buyer or the seller for an individual property. All the parties in any 'chain' of transactions in which we are instructed are independently managed by either Mounteney Conveyancers or Mounteney Solicitors, but according to this same 'product' description.

Complete confidentiality is maintained on all sides, protecting the interests of all parties involved. The co-operation eliminates any unnecessary delays in communications, speeding up the process. This in turn positively impacts on the overall costs to you, our client.

Mounteney Conveyancers is a trading name of Mounteney Conveyancers Limited,  
authorised and regulated by the Council for Licensed Conveyancers  
Head office: 226 Finney Lane, Heald Green, Cheshire, SK8 3QA : Telephone: 0161 283 6573

Mounteney Solicitors is a trading name of Mounteney Solicitors Limited,  
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