

CHS Group's schedule of fees

	Amount	Payable to	Purpose
New sales fees			
Reservation fee	£500	CHS Group	Reserves your chosen property for 6 weeks
Resales fees			
Buyer nomination fee	1% plus VAT of the share value	CHS Group (on completion)	CHS Group's legal and admin fees when a buyer is nominated by CHS Group. Responding to legal enquiries including completion of the LPE1 form.
Admin fee	£500	CHS Group (on completion)	Payable if a buyer is not nominated by CHS Group, to contribute towards our legal and admin costs.
Valuation fee	Variable	RICS surveyor	To determine the selling price of the share
Staircasing fees			
Admin fee	£250	CHS Group on completion	Responding to legal queries, drafting and signing documentation
Valuation fee	Variable	RICS surveyor	To determine the price of the share
100% ownership/Freehold fees			
FME1/LPE1 enquiries form	£200 plus VAT	CHS Group	Completing the required FME1 or LPE1 form to answer frequently asked legal enquiries when the property is associated with CHS group in the legal paperwork.
Additional enquiries	No charge		
Signing Deed of Covenant	£50 plus VAT	CHS Group	A document which binds the home owner to the rights and obligations between them and CHS Group.

Signing Deed of Variation	£50 plus VAT	CHS Group	Any amendments to legal documents required and agreed between both parties
Receipting Notice of Assignment	£75 plus VAT	CHS Group	A document to register the assignment against the property with Land Registry and to provide CHS Group with contact information for payment of service charges. (If received with notice of charge the total fee for both is £75 plus VAT)
Receipting Notice of Charge	£75 plus VAT	CHS Group	A document to register the mortgage against the property. (If received with notice of assignment the total fee for both is £75 plus VAT)
Consent to remortgage	£60 plus VAT	CHS Group	A letter of consent following receipt and approval of a new mortgage offer
Certificate of Compliance	£75 plus VAT	CHS Group	A document required by Land Registry to confirm that the buyer has complied with all obligations noted in the lease. This allows Land Registry to register the new proprietor.
Lease extension fees			
CHS Group's legal fees for statutory lease extension	£2,250 plus VAT	CHS Group's solicitor	Preparing the legal documents to formally extend the lease. Only for 100% leaseholders
CHS Group's legal fees for voluntary lease extension	£1,250 plus VAT	CHS Group's solicitor	Preparing the legal documents to extend the lease following the informal route.
Premium for the lease extension	Variable	CHS Group	Payable for the increased lease term to negate some of CHS Group's future loss.
Specialist valuer	£450-£600 plus VAT	CHS Group	A specialist valuation of the property to determine the Premium cost.