

Connected Party Transfer (CPT) Guide: in addition to standard scale fees

The following tables give an indication of the fees we charge for each third party cost incurred. This is not an exhaustive list and does not include costs which are discretionary or variably adjust based on risk or value (such as defective title indemnity insurance).

Basic Document Charge

	Our Fee	VAT	Total
Master Lease	£1,100	£220	£1,320
Second and subsequent Lease	£550	£110	£660
Master Plot Transfer (TP1)	£950	£190	£1,140
Second and subsequent Transfer	£550	£110	£660

Examples of Incorporations

Incorporation

(single property: Mr/s X sells to their LtdCo: this includes a regularisation exercise)

	Our Fee	VAT	Total
Transfer	£650	£130	£780
Sale and Buy Side Board Minutes	£250	£50	£300

Full Incorporation of a Portfolio which will presumably include a Business Sale to establish the tax benefits (multiple properties, probably 3+: Mr/s X (partners) sell to their LtdCo)

	Our Fee	VAT	Total
TRS	£650	£130	£780
Business Transfer Agreement, Agency Agreement, Declaration of Trust, Share Allotment Resolution and Minutes	£1,950	£390	£2,340
Intra Company Loan Agreement	£250	£50	£300
Deed of Subordination	£250	£50	£300

Examples of Restructuring

Carve Out and Back: Freehold Title Split

(single property: borrower owns site and wants to create two houses from one plot)

	Our Fee	VAT	Total
TP1 Out	£950	£190	£1,140
TR1 Back	£350	£70	£420

Intra Group Transfer

(single property: LtdCo X sells to LtdCo Y where they are in the same corporate group)

	Our Fee	VAT	Total
Transfer	£650	£130	£780
Intra Company Loan Agreement	£250	£50	£300
Deed of Subordination	£250	£50	£300
Sale and Buy Side Board Minutes	£250	£50	£300

Carve Up: New Lease and likely (but not always) Freehold Transfer

(a new lease is created, possibly also where Borrower owns freehold initially, needs to transfer freehold to LtdCo in order for said Lease to be granted)

	Our Fee	VAT	Total
Freehold Transfer	£350	£70	£420
New Lease	£1,100	£220	£1,320