Fees explained

Karbon Shared Ownership Fees	Cost
Initial Purchase	
Shared Ownership Reservation Fee	£300
Buying your Rent to Buy home on Shared Ownership	
Reservation Fee	£0 due to being an existing customer

External Fees	Cost
Example of Independent Financial Advisor Fee (fees may vary)	
Cost of Initial Qualification	No charge
Cost of Mortgage Application (payable on receipt of a full mortgage offer)	Variable fees apply
Example of Solicitor Fees (fees may vary and additional fees may be applicable, dependent upon the Solicitor)	
Legal services fee	£954
Shared Ownership Fee	£354
Search costs, including reviewing and ID	£372
Help to Buy ISA/Lifetime ISA (if applicable)	£60 per person
Management agent consent fee	Subject to development and terms of the management company
Stamp Duty	Customer - You may have to pay Stamp Duty Land Tax (SDLT) depending on your circumstances and the home's market value. Discuss this with your legal adviser.
Stamp Duty Land Tax return submission fee	£114
Bank transfer charges	£42
Land Registry fee	£80,000 - £45 £80,001 - £100,000 - £95 £100,001 - £200,000 - £230 £200,001 - £500,000 - £330 £500,001 - £1m - £655 £1m+ £1,105

Leasehold Fees	Cost
LPE1 (leasehold enquiries)	£200 inc VAT
Notice receipt fee	£96 inc VAT
Further LPE1 Question	£72 inc VAT
Consent to remortgage fee	£72 inc VAT

Staircasing Fees	Cost
Solicitor/Legal fees	Costs vary by solicitor
Admin fee	£120 inc VAT
For 1% Staircasing – Lease conditions apply AHP 2021 + Programme only	No fee
For shares of 5%+ and above Valuation (must be RICS certified)	Costs vary by solicitor
Valuation update (if original expired)	Refer to RICS website for information

Re-Sale Fees	Cost
Valuation (must be RICS) valid for 3 months	Refer to RICS website for information
Shared Ownership Valuation Flat (must be RICS) valid for 3 months	Refer to RICS website for information
Valuation Update	
Leaseholder Questionnaire	£200 inc VAT
Licence to Assign	£180 inc VAT or up to 2.5% of the share price
Licence to Assign (New Lease)	£72 inc VAT
Licence to Assign (Scheme for Elderley)	0.5% to 0.1% of the purchase price
Karbon Legal Fees	£240 inc VAT
Solicitor Fees (inc leasehold work) and other admin fees	Costs vary by solicitor
Karbon Resale Admin fee	£240 inc VAT + 1.25% of the share value

Lease Extension Fees	Cost
Landlord Admin Fee	£200 inc VAT
Valuation	Refer to RICS website for information
Valuation Update	Refer to RICS website for information
Karbon Legal Fees	£720 inc VAT
Customer legal fees	Costs vary by solicitor
Karbon Legal Disbursements (payment for Land Registry Documents)	£16

This list provides indicative fees and is subject to change. Where fees are payable to the Karbon Group we aim to keep these proportionate and in line with the costs we actually incur (e.g. the fees we have pay our own solicitors). We do not seek to generate profit or cross-subsidise other services. Where we have listed fees that may be payable by a customer to third parties, the figures are indicative only and the actual fees will be determined by third parties involved (e.g. the fees you pay to your own solicitors).