

# Madden Law

## Purchase of a Newly Built Property Valued above €400,000 with a mortgage



Madden Law Professional fee Inclusive of VAT at 23%	€2,565
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Plus expenses payable to third parties	
Land Registry fee to register the transfer of ownership	€800
Land Registry new folio (deed) fee	€80
Land Registry fee to register mortgage	€175
Commissioner fees on documents signed	€20
Judgment and bankruptcy search fee on closing	€60
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<b>Total</b>	<b>€3,700</b>
Stamp Duty	
1% of the purchase price payable (less VAT of 13.5% ,if included in the purchase price) is due to Revenue	

### Please see the attached:

1. Madden Law's scope of legal services information.
2. Madden Law's Legal Services Agreement.
3. Madden Law's terms and conditions of business.
4. Madden Law's purchase guide.
5. Madden Law's Help to Buy guide.
6. Madden Law's pre-completion checklist.

### If you wish to proceed:

#### Next Steps

1. Log on to [www.maddenlaw.ie/buying-a-new-build-house-or-apartment/](http://www.maddenlaw.ie/buying-a-new-build-house-or-apartment/)
  - a. Complete our getting started form.
  - b. Upload your ID documents.
  - c. Book a video call with Shona Madden.
2. Give our contact details to the selling agent. Your purchase confirmation will then be sent to us.
3. Give our contact details to your lender. Your loan offer will then be sent to us.