

# Madden Law

## Costs for the Sale of a Property above €400,000 with a Mortgage



Madden Law Professional fee

Inclusive of VAT at 23%

€5,300

**Plus expenses payable to third parties:**

Land Registry new Folio fee	€40
Land Registry fee to obtain a copy title document	€40
Commissioner fees	€50
Letter from local authority re roads and service	€70

<b>Total</b>	<b>€5,500</b>
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If the property has a management company, legal documents will be required from the management company. This cost will be confirmed by the management company and will be in addition to the Madden Law legal costs.

**Please see the attached:**

1. Madden Law's sale costs information document.
2. Madden Law's Legal Services Agreement.
3. Madden Law's Terms and Conditions of Business.
4. Madden Law's Checklist for Selling your Property.
5. Madden Law's Guide for Selling your Property.
6. Authority to sign to get your Deeds from the bank.



**If you wish to proceed:**

**Next Steps**

1. Log on to [www.maddenlaw.ie/selling-property/](http://www.maddenlaw.ie/selling-property/)
  - a. Please complete your getting started form at the bottom of that page.
  - b. Upload your ID documents.
  - c. Upload your signed Authority to get your Deeds from the bank.
  - d. Pay a deposit of €950.
  - e. Book a video call with Shona Madden.

AND

2. Give our contact details to the selling agent.



**maddenlaw**  
LEGAL SERVICES & SOLUTIONS

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