

# Information in relation to our Fixed new build property purchase costs



## The fixed issued by Madden Law includes work for:

- Advising you on the legal process of buying a newly built property.
- Reviewing the purchase contracts and documents.
- Reviewing the loan offer and preparing the legal mortgage paperwork for one loan offer if you are getting finance. No financial advice is given.
- Drawing down your mortgage and the Help to Buy payment.
- Advising you to get a snag report done.
- Facilitating the Help to Buy payment drawdown.
- Arranging the keys to be given to you.
- Paying the Stamp Duty to Revenue.
- Lodging the change of ownership in the Property Registration Authority.
- Giving you a copy of your new ownership Deed.
- Giving all original Deeds to the bank, if there is a mortgage.

Any legal work outside the scope of the work listed above will be invoiced separately, if required.



**maddenlaw**  
LEGAL SERVICES & SOLUTIONS

The Bryanstown Centre,  
Drogheda,  
Co. Louth,  
A92 H4XH

E: [office@maddenlaw.ie](mailto:office@maddenlaw.ie)

T: 041 980 3336

[maddenlaw.ie](http://maddenlaw.ie)

# Information in relation to our Additional new build property purchase costs



## The fixed quote issued by Madden Law does not include work related to:

- Legal work in relation to the First Home Scheme (this work will incur an additional fee of €500).
- Additional work related to boundary issues, disputes or errors.
- Signing additional loan offers or FHS applications (an additional administrative fee of €150 applies).
- Title defects requiring a qualification on title.
- Multiple stage payment drawdowns.
- Any issues relating to Irish Water and ESB connections.
- Financial advice. A financial advisor should advise on this matter.
- Errors or advice about maps. A surveyor should advise on this matter.
- Advice or disputes about the content of surveys, structural issues, snag reports, planning issues. A surveyor should advise on these matters.
- Issues in relation to non availability of active PPS numbers. All buyers must provide a valid active Irish PPS number.
- Issues arising from mortgage protection policies.
- Any dispute with any third party.
- Deeds storage additional cost €250

All quotes are valid for 4 months from date of issue, by email from Madden Law.



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