

# Madden Law

## Purchase of a Second Hand Property Valued over €400,000 with a mortgage



Madden Law Professional fee Inclusive of VAT at 23%	€3,280
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Plus expenses payable to third parties	
Land Registry fee to register the transfer of ownership	€800
Land Registry fee to register the mortgage	€175
Land Registry new folio (deed) fee	€5
Commissioner fee, on documents signed	€20
Judgment and Bankruptcy searches	€65
Planning search*	€155
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	€4,500

### Total

Stamp Duty

1% of purchase price

### 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 frequently asked questions about buying a second hand property.
6. Madden Law's pre-completion checklist.



### If you wish to proceed:

#### Next Steps

1. Log on to [www.maddenlaw.ie/second-hand-property-enquiry-form/](http://www.maddenlaw.ie/second-hand-property-enquiry-form/)
  - a. Complete our getting started form.
  - b. Upload your ID documents
  - c. Pay deposit of €1,600
2. Give our contact details to the estate agent. Your purchase confirmation will then be sent to us.
3. Give our contact details to your lender. Your loan offer will be sent to us.

\* Meath and Louth. Costs of other counties can vary.