

# Madden Law

## Purchase of a Second Hand Property Valued over €400,000 with no mortgage



Madden Law Professional fee  
Inclusive of VAT at 23% €2,960

Plus expenses payable to third parties

Land Registry fee to register the transfer of ownership €800  
Land Registry new folio (deed) fee €5  
Judgment and Bankruptcy searches against the seller €65  
Planning search €155

**Total** €3,985

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.



### If you wish to proceed:

#### Next Steps

1. Log on to [www.maddenlaw.ie/buying-property/](http://www.maddenlaw.ie/buying-property/)
  - a. Complete our getting started form.
  - b. Upload your ID documents
  - c. Upload your bank statements, confirming the source of funds for the cash transaction.
  - d. Book a video call with Shona Madden
  - e. Pay a €1,600 deposit
2. Give our contact details to your estate agent. Your purchase confirmation will then be sent to us.