

Information in relation to our fixed Property Purchase costs of Second hand properties



Unless specifically agreed otherwise in advance, the fixed purchase quote issued by **Madden Law** includes work for:

- Advising you on the legal process for purchasing a second hand property.
- **Reviewing** the purchase contracts and legal documents.
- Reviewing the loan offer, if you are getting finance. No financial advice is given.
- Drawing down your mortgage.
- Advising you to get a full structural survey report done before contracts are signed.
- Completing your purchase, within 12 weeks of sales advice note issuing from the selling agent.
- 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.



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Information in relation to our additional property purchase costs of Second hand properties



Delays in completing the purchase beyond 12 weeks after the sales advice note has issued will incur an hourly fee of €200.

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

- Mortgage protection policy issues.
 - Title defects requiring a qualification on title.
 - Advice and work relating to rights of way, easements or wayleaves.
 - Multiple stage payment drawdowns.
 - Any legal work related to any boundary dispute or incorrect map.
 - Work relating to verify the source of funds
 - Any legal work related to Contracts from receivers and banks selling a property (an additional fee of €1,250 applies).
 - Financial Advice a financial advisor should advise on this matter.
 - Advice on the accuracy of maps. A surveyor should advise on this matter.
 - Deeds storage €250
 - Advice about the content of surveys, structural issues, planning issues. A surveyor should advise on these matters. **Time spent liaising with third parties on these issues. Requesting additional or updated planning documents.**
 - Services in relation to non-availability of active PPS numbers. All buyers must provide a valid active Irish PPS number.
 - Planning permission and planning law advice. A surveyor should advise on this matter
 - Delays in completing beyond 4 weeks after the planned close date, as a result of delays related to the seller.
 - Time spent obtaining and reviewing a subsequent contract.
 - Signing additional contracts or loan offers (an additional fee of €250 applies).
 - Any dispute with any third party
- Renegotiating the purchase price**
- **All quotes are valid for 4 months from date of issue, by email from Madden Law.**



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