

## **FINANCIAL STATEMENT - (DRAFT)**

**This statement is for you to review. Please do not send any funds until you are instructed to do so.**

**FOR:** Elizabeth Holly Stocks  
**Purchase of:** 28 Bankwood Road, Sheffield, S14 1LT  
**Reference Number:** hoGU-1217124.00001  
**Date:** 22nd March 2024

|  | £          | £                 |
|--|------------|-------------------|
| <b>PURCHASE PRICE</b>  |            | <b>131,000.00</b> |
| Sub-Total  |            | 131,000.00        |
| <b>ADD:</b>  |            |                   |
| Local and Other Searches   | 447.89     |                   |
| Official Searches (inclusive of VAT)   | 24.00      |                   |
| ID Verification Fee  | 18.00      |                   |
| Certificate of Compliance  | 50.00      |                   |
| Lifetime File Retrieval Fee  | 34.00      |                   |
| VAT there-on   | 6.80       |                   |
| Land Tax Payable (Standard Rate)   | 0.00       |                   |
| HM Land Registry Fee (to be paid)  | 100.00     |                   |
| Chancel Search Indemnity Insurance   | 5.25       |                   |
| Our Professional Fees for  |            |                   |
| - the Purchase   | 435.00     |                   |
| - File Opening Fee   | 150.00     |                   |
| - the Mortgage   | 95.00      |                   |
| - the Land Tax Form  | 99.00      |                   |
| - Verification of Lawyer Fee   | 10.00      |                   |
| Deed of Covenant Fee   | 215.00     |                   |
| Help to Buy ISA Fee (Elizabeth Holly Stocks)   | 50.00      |                   |
| Expedition Fee (if duration between Exchange and Completion is 3 working days or less) | 145.00     |                   |
| Gifted Deposit Fee (Robin Andrew Stocks)   | 165.00     |                   |
| Gifted Deposit Fee (Winifred Blackburn)  | 165.00     |                   |
| VAT on Our Fees  | 305.80     |                   |
| Electronic Transfer Fee  | 15.00      |                   |
| VAT there-on   | 3.00       |                   |
|  |            | 2,538.74          |
| Total Expenditure  |            | 133,538.74        |
| <b>LESS:</b>   |            |                   |
| Net Mortgage Advance   | 108,000.00 |                   |
| HTB ISA - Elizabeth Holly Stocks   |            |                   |
| Initial Monies Paid  | 399.00     |                   |
| Allowance  | 50.00      |                   |
| File Opening Fee Paid  | 180.00     |                   |
|  |            | 108,629.00        |
| <b>Balance Due From Client</b>   |            | <b>24,909.74</b>  |

The above figures do not take account of any sums you may be expecting from a related Sale or other transaction. It is your responsibility to ensure there are sufficient funds available to finance your Purchase.

Please note: we are unable to accept payments of cash either at this office or directly into our bank account.

### **IMPORTANT WARNING**

Property transactions are always a potential target for fraudulent activity, such as email hacking, because of the significant amounts of money involved. Please remember:

- For payments to us, we will never notify you of a change to our bank details by text or email. If you receive a message of this type, please contact us immediately (do not use any contact details provided in the message to do this) and do not make any payment to the account stated.
- Our payment details are for your personal use and should not be passed to any third party without our express consent.