

## **COST OF REPORT / TERMS AND CONDITIONS**

- The fee charged by Dillon Solicitors for each auction title report is €250.00 plus Vat.
- This can be paid in advance by Visa or Laser by contacting our office on 01-2960666 and processing the payment. The report will then be sent to you by email.
- In certain circumstances the reports may not be available immediately as we may have prepared an interim report pending receipt of certain information from the Vendor's Solicitor. The final report will depend on replies we receive from queries we have sent to the Vendor's solicitors. The cost you pay will include any additional work in finalising the report and dealing with any reasonable amount of queries that arise from the report.
- If you wish us to act for you in the event that you are successful at purchasing the property at auction the following additional fees will apply: -
  - €995.00 plus Vat
  - This fee includes the following: -
    - Raising post contract queries known as requisitions on title
    - Dealing with replies
    - Preparing the completion Deed of Transfer
    - Preparing list of completion documents
    - Preparing for sale
    - Completing the purchase transaction
    - Attending to stamping of the Deed and the registration of the Deed.
- In addition you will also incur outlay which is set out in detail below.
- In the event that you are obtaining a mortgage there will be additional work involved amounting to €300.00 plus Vat and this will deal with the following: -
  - Advising you in relation to the mortgage
  - Reviewing the mortgage documentation
  - Dealing with the Bank in relation to any issues arising from the letter of offer
  - Meeting with you to have the loan offer signed and to review the remaining mortgage documents
  - Sending solicitor's undertaking forms to the Bank
  - Dealing with the Bank in relation to any pre drawdown requirements.
  - Arranging for loan cheque to be drawn down
  - Arranging for you to sign all mortgage documents and ancillary documentation
  - Arranging for deeds to be scheduled post completion and returned to the Bank.

Note:

1. The fee quoted above excludes any work involved in checking / reviewing a title other than the one for which you are bidding at the auction. In other words if you are getting a loan and the Bank are looking for security over an alternative property this will attract an additional fee. If this arises we will discuss an appropriate fee with you.
2. Some titles may not be acceptable to a Bank for mortgage purposes and it is extremely important that you advise us if you intend to fund the purchase by way of a loan.

### **Additional Costs and Outlay**

The following are an approximation of additional costs and outlay that you will incur in the purchase process: -

- Fee payable to Law Searchers for completion, judgements, planning and Land Registry Searches €150.00 (approx)
- Stamp Duty on Deed of Purchase 1% of purchase price up to €1,000,000.00, 2% on amounts over €1,000,000.00
- Land Registry Fees(to include any work involved in 1st registration application) Up to a maximum of €750.00\*
- Commissioner's Fees (estimated) €42.00

\* This will be confirmed once you have purchased the property as the final fee will differ depending on whether you are mortgaging the property and also depending on the price paid and whether an application for 1st registration is required

### **IMPORTANT NOTE**

The report has been prepared solely for the benefit of intending purchasers who pay a sum of €250.00 plus Vat to this Firm. All copyright, title and proprietary interest in the contents of the report belongs and remains with Dillon Solicitors. Dillon Solicitors owes no responsibility to any third parties in relation to any of the contents of the reports and no reliance can be placed on the contents of the reports by any third party other than with whom Dillon Solicitors has entered into a contractual relationship i.e. anybody who has purchased the reports. The reports are strictly for the use of the person(s) purchasing the report and Dillon Solicitors do not give permission for the photocopying, publication or disclosure of the contents of the reports to any third party unless as may be required by Law.

Please note that the information/advice contained in the reports is based on information/documentation supplied to us at the date of the report(s) and Dillon Solicitors can assume no responsibility for any changes to the terms of the contract or any other relevant matters that occurs following the date of the report.