

To contact us, please call 0508 OVEREND (0508 68 37 36), email hello@overendlaw.com or visit www.overendlaw.com



Fee Schedule – Conveyancing Transactions

This schedule describes our standard fees for residential conveyancing transactions. We break this down so that you can clearly see the work involved, and how the price will be affected for your situation (for example, if you don't need a mortgage). We are happy to discuss amounts for different transactions – please feel free to get in touch.

Sale of property

Our base fee for the sale of a property is **\$780 + gst** (\$897 including gst).

If any of the following apply to the sale, additional costs apply as set out below:

The work	Amount
Is the vendor a company / trust? <i>If so, additional cost due to additional anti-money laundering checks, and the need to prepare company resolution documents / trust minutes.</i>	\$ 200
Is there a mortgage on the property? <i>If so, additional cost due to the need to arrange the discharge of mortgage.</i>	\$ 250
Is the property a unit title? <i>If so, additional cost due to the need to deal with the body corporate / arrange disclosures.</i>	\$ 250
If in Canterbury, is there an insurance / EQC claim to be assigned? <i>If so, additional cost due to the need to prepare / deal with these documents.</i>	\$ 300

The above amounts are exclusive of GST.

Landonline registration fees also apply. For a sale without a mortgage, these will be approximately \$20. For a sale where a mortgage needs to be discharged, these will be approximately \$100. We are happy to give you an exact quote of all amounts if you give us the details of the property.

Finally, let us know if you need our assistance to draft and negotiate the agreement for sale and purchase (generally done by the agent), help with due diligence queries by the vendor, or deal with existing tenants on the property. We are happy to help, and will let you know the cost of this depending on how much you would like us to do.

Purchase of property

Our base fee for the purchase of a property is **\$980 + gst** (\$1127 including gst)..

If any of the following apply to the sale, additional costs apply as set out below:

The work	Amount
Is the purchaser a company / trust? <i>If so, additional cost due to additional anti-money laundering checks, and the need to prepare company resolution documents / trust minutes.</i>	\$ 200
Do you need a mortgage for the purchase? <i>Standard fee for advising on lending documents, setting up the mortgage, and giving certifications to your lender</i> Please note: if your mortgage is with Kiwibank or a non-bank lender, these lenders impose a lot more work on us in setting up your mortgage. Our fee for setting up the mortgage for those lenders is \$600.	\$ 350
Is the property a cross lease or unit title? <i>If so, additional cost due to the need to deal with the body corporate / review lease documents.</i>	\$ 250
Will you be using Kiwisaver or a First Home (HomeStart) Grant? <i>If so, additional cost due to the need to complete extra documentation. This cost is per Kiwisaver / HomeStart Grant involved in the transaction.</i>	\$ 250
If in Canterbury, is there an insurance / EQC claim to be assigned? <i>If so, additional cost due to the need to review / deal with these documents.</i>	\$ 300

The above amounts are exclusive of GST.

Landonline registration fees also apply. For a purchase without a mortgage, these will be approximately \$150. For a purchase with a mortgage, these will be approximately \$230. We are happy to give you an exact quote of all amounts.

We also recommend carrying out for you the review of the title and LIM for the property. These are generally \$350 plus GST (plus the cost of the LIM, if applicable). Please contact us for an exact quote.

Finally, let us know if you need our assistance to draft and negotiate the agreement for sale and purchase (generally done by the agent), or help with due diligence queries. We are happy to help, and will let you know the cost of this depending on how much you would like us to do.