

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
		Low	Medium	High
Work Type	Usual services provided			
Residential Purchase (Incl LIM)	Receipt and review of Agreement for Sale and Purchase, opening file, correspondence with Vendor's Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, withdrawal of Kiwisaver funds / HomeStart Grant, (if applicable), searching and reviewing land title, obtaining and reviewing Land Information Memorandum (LIM) from the local Council, confirming agreement, preparation of transfer documents, receipt and preparation of bank documents, pre-settlement meeting with you, execution of transfer and finance documents, providing solicitors certificate and returning loan documentation to your bank, preparing for and implementing settlement, reporting to you, forwarding forms of transfer and deeds of assignments to 3 rd parties (EQC / Regional Authority), digitisation and storage of file.	<i>Fixed</i>	\$2,550.00	<i>Fixed</i>
Residential Purchase (no LIM)	As above, but LIM not purchased (either provided by Vendor / agent, or instructed not to obtain / review LIM).	<i>Fixed</i>	\$2,350.00	<i>Fixed</i>
Residential Sale	Pre-contract advice and assistance with marketing, review of deadline sale / auction agreement, pre-sale LIM Review, receipt and review of Agreement for Sale and Purchase, opening file, diarising salient dates, correspondence with Purchasers' Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, searching and reviewing land title, assistance with agreement confirmation, receipt and disbursement of deposit, requesting and obtaining mortgage discharge authority from your bank (if applicable), preparation of transfer documentation, pre-settlement meeting with you, execution of transfer documents, receipt of final repayment statement from your bank, signing and certifying LINZ E-Dealing, provision of solicitors undertakings, preparing for and implementing settlement, repayment of mortgage, payment of rate Real Estate Agents commission, and net funds left over to you, forwarding settlement documents to Purchasers' solicitor (if applicable), reporting to you, digitisation and storage of file.	<i>Fixed</i>	\$1,850.00	<i>Fixed</i>
Review of Auction Pack	Provision of advice in relation to the process and risks associated with attempting to buy a property at auction. Review of pre-auction marketing	<i>Fixed</i>	\$450.00	<i>Fixed</i>

* Plus GST

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
Work Type	Usual services provided	Low	Medium	High
	pack provided by the Vendor's agent, including generally a review of the Auction Agreement, Land Title, LIM Report (Council records), Earthquake Damage/EQC Claims and Builder's Report for the Property. To note, the fee is absorbed into our standard purchase cost of \$2,350 (incl) if you are successful in securing the property at auction.			
Residential Refinancing	Receipt, review and preparation of instructions from new bank, provision of disclosure CCCFA documentation requesting and obtaining mortgage discharge authority from existing bank (if any), meeting with you to sign refinance documents, signing and certifying Edealing LINZ discharge and more mortgage, obtaining replacement certificate of insurance, providing executed loan documentation and our Solicitor's Certificate to your new bank, receiving new loan funds, attending to settlement including repayment to existing bank (if any), attending to additional payments, e.g. rates / credit cards, reporting to you, digitisation and storage of file.	<i>Fixed</i>	\$1,350.00	<i>Fixed</i>
Contract Milking / Business Refinance *	Receipt, review and preparation of instructions from new bank, provision of CCCFA disclosures, drafting directors & shareholders resolutions, drafting waivers for guarantors, meeting with you to sign refinance documents, provision of advice to guarantors, obtaining asset insurance certificate, searching the PPSR, obtaining security releases from prior secured parties on the PPSR, providing executed loan documentation and our Solicitor's Certificate to your bank, reporting to you, digitisation and storage of file.	\$600.00	\$1,200.00	\$1,600.00
Discharge of Mortgage	Provision of advice in relation to process, requesting discharge authority from your bank, receiving discharge authority, setting up Edealing, signing, certifying, and releasing mortgage, receipt of revised land title, reporting to you bank, reporting to you	<i>Fixed</i>	\$450.00	<i>Fixed</i>
Review of Building Agreement	Provision of general advice as to how building agreements operate, identification of key points of focus and explanation of significance, review of proposed building agreements against common / standard terms,	\$800.00	\$1,500.00	\$2,200.00

* Plus GST

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
Work Type	Usual services provided	Low	Medium	High
	explanation of significance, recommendations, providing opinion on whether agreement broadly acceptable from a legal point of view.			
Subdivision	Reviewing subdivision consent and title plan provided by surveyor, drafting easements/covenants to be registered on new titles, liaising with Council as to subdivision requirements and consent notices, obtain mortgagee consent (if applicable), create e-dealing, facilitate execution of A&I forms by all relevant parties, signing and certifying e-dealing, meeting costs of 3 rd parties (Chorus / Council, neighbours) facilitating lodgement of plan and other relevant documents with LINZ for issue of new titles, liaising with surveyor on simultaneous lodgement, responding to requisitions from LINZ, receiving new titles, reporting to you and 3 rd parties, digitisation and storage of file.	\$1,000.00	\$4,000.00	\$8,000.00
Lifestyle Property Purchase	Review of marketing pack including proposed agreement, advice in relation to sale process and terms of offer, drafting further terms, assistance with making offer on Property, receipt and review of Agreement for Sale and Purchase, opening file, correspondence with Vendor's Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, advice in relation to GST status of Vendor and significance thereof, searching and reviewing land title, obtaining and reviewing Land Information Memorandum (LIM) from the local Council, reviewing Regional Council GIS data, review of Resource Consents benefiting property, confirming agreement, preparation of transfer documents, receipt and preparation of bank documents, pre-settlement meeting with you, execution of transfer and finance documents, providing solicitors certificate and returning loan documentation to your bank, preparing for and implementing settlement, reporting to you, forwarding forms of transfer and deeds of assignments to 3 rd parties (EQC / Regional Authority), digitisation and storage of file.	\$2,600.00	\$3,600.00	\$4,600.00
Lifestyle Property Sale	Pre-contract advice and assistance with marketing, review of deadline sale / auction agreement, pre-sale LIM Review, assistance with negotiation and entering into of agreement, advice in relation to GST in	\$1,850.00	\$2,500.00	\$3,200.00

* Plus GST

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
Work Type	Usual services provided	Low	Medium	High
	the context of the sale, receipt and review of Agreement for Sale and Purchase, diarising salient dates, correspondence with Purchasers' Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, searching and reviewing land title, assistance with agreement confirmation, receipt and disbursement of deposit, requesting and obtaining mortgage discharge authority from your bank (if applicable), preparation of transfer documentation including GST invoice (if applicable), pre-settlement meeting with you, execution of transfer documents, receipt of final repayment statement from your bank, signing and certifying LINZ E-Dealing, provision of solicitors undertakings, preparing for and implementing settlement, repayment of mortgage, payment of Real Estate Agents commission, finalising transfer of consents / claims, payment of and net funds left over to you, forwarding settlement documents to Purchasers' solicitor (if applicable), reporting to you, digitisation and storage of file.			
Farm Purchase *	Review of marketing pack including proposed agreement, advice in relation to sale process and terms of offer, drafting further terms, assistance with making offer on Property, receipt and review of Agreement for Sale and Purchase, correspondence with Vendor's Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, assistance with due diligence, advice in relation to GST status of Vendor and significance thereof, searching and reviewing land title, obtaining and reviewing Land Information Memorandum (LIM) from the local Council, reviewing Regional Council GIS data, review of Resource Consents benefiting property, engagement with your bank and accountant as part of due diligence, confirming agreement, preparation of transfer documents, receipt and preparation of bank documents, pre-settlement meeting with you, execution of transfer and finance documents, providing solicitors certificate and returning loan documentation to your bank, preparing for and implementing settlement, reporting to you, forwarding forms of transfer and deeds of assignments to 3rd parties (EQC / Regional Authority), digitisation and storage of file.	\$8,000.00	\$16,000.00	\$32,000.00

* Plus GST

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
Work Type	Usual services provided	Low	Medium	High
Farm Sale *	Pre-contract advice and assistance with marketing, review / drafting of deadline sale / auction agreement, engagement with your accountant, pre-sale LIM Review, assistance with negotiation and entering into of agreement, advice in relation to GST in the context of the sale, receipt and review of Agreement for Sale and Purchase, diarising salient dates, correspondence with Purchasers' Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, searching and reviewing land titles, assistance with agreement confirmation, responding to purchaser's queries / requisitions, receipt and disbursement of deposit, requesting and obtaining mortgage discharge authority from your bank (if applicable), commissioning dwelling and curtilage apportionment valuation, preparation of transfer documentation including GST invoice, pre-settlement meeting with you, execution of transfer documents, receipt of final repayment statement from your bank, signing and certifying LINZ E-Dealing, provision of solicitors undertakings, preparing for and implementing settlement, repayment of mortgage, payment of real estate agents commission, finalising transfer of consents / claims, payment of and net funds left over to you, forwarding settlement documents to Purchasers' solicitor (if applicable), reporting to you, digitisation and storage of file	\$5,000.00	\$15,000.00	\$20,000.00
Farm Succession Planning and Implementation *	Meeting with you to discuss family assets and intentions, provision of general advice on various structures which could be adopted, advice in relation to pitfalls / problems commonly experienced, engagement with your accountant, engagement with solicitors for other family members, drafting Deed of Family Arrangement, drafting of transaction documentation (loan agreements, wills, Trust Deeds, agreements for sale and purchase), implementation of succession plan including settlement documentation, assistance with transfer of assets, attending meetings to assist with negotiations, reporting to you, digitisation and storage of file.	\$5,000.00	\$15,000.00	\$35,000.00
Commercial Property Purchase *	Review of marketing pack including proposed agreement, advice in relation to sale process and terms of offer, drafting further terms, assistance with making offer on Property, receipt and review of Agreement	\$3,000.00	\$6,000.00	\$9,000.00

* Plus GST

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
Work Type	Usual services provided	Low	Medium	High
	for Sale and Purchase, correspondence with Vendor's Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, assistance with due diligence, advice in relation to GST status of Vendor and significance thereof, searching and reviewing land title, review and advice on existing commercial leases on the Property, obtaining and reviewing Land Information Memorandum (LIM) from the local Council, reviewing Regional Council GIS data, review of Resource Consents benefiting property, engagement with your bank and accountant as part of due diligence, confirming agreement, preparation of transfer documents, receipt and preparation of bank documents, pre-settlement meeting with you, execution of transfer and finance documents, providing solicitors certificate and returning loan documentation to your bank, preparing for and implementing settlement, reporting to you, forwarding forms of transfer and deeds of assignments to 3rd parties (EQC / Regional Authority), digitisation and storage of file.			
Commercial Property Sale *	Pre-contract advice and assistance with marketing, review / drafting of deadline sale / auction agreement, obtaining and reviewing lease documentation for the Property, engagement with your accountant, pre-sale LIM Review, assistance with negotiation and entering into of agreement, advice in relation to GST in the context of the sale, receipt and review of Agreement for Sale and Purchase, diarising salient dates, correspondence with Purchasers' Solicitor / Real Estate Agent, diarising and assistance with confirmation of conditions, searching and reviewing land titles, assistance with agreement confirmation, responding to purchaser's queries / requisitions, receipt and disbursement of deposit, requesting and obtaining mortgage discharge authority from your bank (if applicable), preparation of transfer documentation including GST invoice, apportionment of rent and outgoings, communication with lessees, pre-settlement meeting with you, execution of transfer documents, receipt of final repayment statement from your bank, signing and certifying LINZ E-Dealing, provision of solicitors undertakings, preparing for and implementing settlement, repayment of mortgage, payment of real estate agents commission, finalising transfer of consents / claims, payment of	\$2,500.00	\$4,000.00	\$8,000.00

* Plus GST

Cost Estimates		Reasonable Fee Estimates (applying the factors in Rule 9.1)		
Work Type	Usual services provided	Low	Medium	High
	and net funds left over to you, forwarding settlement documents to Purchasers' solicitor (if applicable), reporting to you, digitisation and storage of file.			
New Lease of Commercial Property *	Advice in relation to commercial terms commonly negotiated, provision of template Terms Sheet for use in the negotiations, assistance with negotiation of commercial lease terms, drafting / review of Agreement to Lease, assistance with due diligence, review of LIM Report, review of resource consents / zoning, confirmation of conditions, drafting / reviewing of Deed of Lease, assistance with execution of Lease documentation, reporting to you, storage of original Lease documentation.	\$1,000.00	\$2,500.00	\$5,000.00
Renewal, Rent Reviews, and Variations *	Review of current lease, provision of advice on rent review / renewal process, advice in relation to rent review strategy, correspondence to the Tenant / Landlord, drafting Deed of Renewal / Rent Review / Variation of Lease, assistance with execution thereof, digitisation and storage of Deeds.	\$450.00	\$900.00	\$1,500.00
Lease Enforcement / Termination *	Obtaining evidence of breach of Lease terms, drafting letter of demand, drafting Statutory Demand, drafting Property Law Act notice of intention to cancel Lease, arranging for service of notice, assistance with termination of lease by re-entry, provision of advice in relation to Landlord and Tenant's right in the circumstances, further recoveries / debt collection against Tenant and Guarantors, assistance with removal of Tenant's property, assistance with preparing Premises for new Lease, assistance with negotiation of Deed of Surrender, assistance with execution of the same, assistance with settlement of a surrender or lease, storage of original Lease documentation, reporting to you and your accountant.	\$1,500.00	\$3,000.00	\$4,500.00

* Plus GST