



Residential Possession Proceedings Fixed Price Legal Costs Guide¹

(All charges are inclusive of VAT & Court fees; we guarantee no hidden costs or surprise invoices)

Rent Recovery:

- Preparation and service by first class post of our 'No Recovery No Fee' Solicitor's Letter: **FREE²**
- Tracing services: fees depend on the level of search required. Our basic service is: **£15.00**

Easy 3 Step Possession Action:

- Step 1 - 'The Notice'
Preparation and service by first class post of Section 8, Section 21, Section 146 Notices and Notices to Quit³: **£42.00**
- Step 2 - 'The Court Proceedings'
Possession proceedings based upon either a Section 8 Notice, Section 21 Notice, Section 146⁴: **£479.00**
- Step 3 - 'The Eviction'
Preparing and issuing Warrant of Possession⁵/ Writ of fi fa/
Instructing the High Court Sherriff: **£155.00**

For more information about our services visit our website or contact us at:

- Website: www.dls-law.co.uk
- Landlord & Tenant Email: eviction@dls-law.co.uk
- Rent Recovery Email: recovery@dls-law.co.uk
- Telephone: **+44 (0) 1908 924 200**

¹ The fixed prices listed only apply in cases in which the tenant/licensee does not file a defence to the proceedings. If a case is defended or if a case becomes protracted due to the defendant's response, we reserve the right to charge for the extra work conducted at our normal hourly rates which currently are: Partners' rate = £150.00 per hour plus VAT Assistants' rate = £95.00 per hour plus VAT.

² This service applies to our standard letter. If the initial demand letter is to be specifically tailored according to varied circumstances then a different fee may apply. Please contact us to discuss further. After service of our standard letter if the debt is paid within the period specified in the letter we will charge a very competitive small fixed fee: typically £10 plus VAT for the letter dependant on the value of the recovered arrears and the complexity of the claim. We will fully appraise you of our terms and conditions before we carry out any work.

³ If we become engaged in any correspondence or negotiation with the tenant following the service of either of these notices, we reserve the right to charge for the extra work as set out in '1' above.

⁴ The fixed price stated in respect of possession proceedings under section 8 proceedings, proceedings pursuant to the service of a section 146 notice or pursuant to the service of a Notice to Quit is on the basis that the Landlord or his Agent attends the Court hearing, with our Advocate, to give evidence in person as to the existence of a tenancy or licence, as to the service of the relevant notices, as to the arrears of rent and any other relevant matters. If the Landlord or agent chooses not to attend the Court hearing, a witness statement on behalf of the relevant party will be prepared at an additional cost of £50 plus VAT. The fixed price for the possession action stated also assumes that the matter will be disposed of at one Court hearing. If we are required to attend a further hearing or engage in further correspondence with the Court of the tenant after the first hearing, we reserve the right to charge for the extra work as set out above. The fixed price stated in respect of possession proceedings under section 21 only relates to cases where there is no Court hearing and assumes that any representations made by the Defendant will be considered by the Court on written submissions only. We reserve the right to apply our hourly rate in cases as set out above in cases falling outside of the normal procedure assumed herein.

⁵ The fixed price stated in respect of the Warrant for Possession does not include any work that may be carried out in dealing with an application by the tenant for the suspension of the warrant. Such work, if required, will be charged at our hourly rate as set out above.