

The costs involved in buying your first home

This checklist gives an idea of the one-off costs involved in buying your own home. It's only a rough guide - figures will vary by lender and where you live.

One-off costs	Approximate cost – based on a property value of £150,000
Mortgage arrangement fee	£500*
Survey fee (some mortgages will come with a free survey)	£250 - £300*
Higher Lending Charge this applies when you have less than 10% deposit (this can be added to your loan, but will attract interest over the term of the loan)	£2,400*
Solicitor's fees	£500*
Land Registry fees	£100 - £200*
Solicitors disbursements	£50*
Stamp duty	
Properties worth less than £125,000	£0*
Properties worth from £125,001 - £250,000	1% of purchase price, £1,500 - £2,000*
Properties worth more than £250,000	3% of purchase price
Removals	£300*
TOTAL	£6100*

Don't forget: you may also have decorating and furnishing costs to add to the total above.

* Approximate Cost