

## Complex Matters

### Complex matters are outside the fixed fee offer

If your matter involves one of the factors below then the fixed fee offer is not available; in that event please contact us for a bespoke fee estimate.

- The flat is held within a lease of a larger area i.e. the lease of building.
- The remaining term less than 21 years.
- There is an intermediate landlord/third party/missing landlord.
- the property is outside the M25. (we can see if we can arrange a surveyor for you on the same terms and if so the offer will apply).
- the premium exceeds £40,000.
- The property is not a flat i.e. house claims and commercial leases.
- There are several leases that make up the flat demise and/or other parts i.e. garage, garden, yard.
- Shared ownership leases that haven't fully staircased.
- There is a live collective freehold/right to enfranchise claim.
- The flat has been extended without landlord consent/relevant lease variation.
- The remaining term of the lease will fall below 80 years remaining within the next 12 months (as this is high risk and so requires additional attention).

Please note that we do not review the existing lease for potential defects as part of the offer. You should have received advice as to the terms of your lease from your purchase conveyancer (see their report on title). We can undertake such a review if you wish. Just let us know. For this additional work we would charge separately based on time spent.

If you do not qualify, i.e. because you have been registered as owner for less than 2 years, a previous lease extension claim withdrawn within last 12 months or there are live forfeiture proceedings, then we would charge for the work undertaken to the point we advise you of this (as a first phase of work once instructed we would check whether you qualify).

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