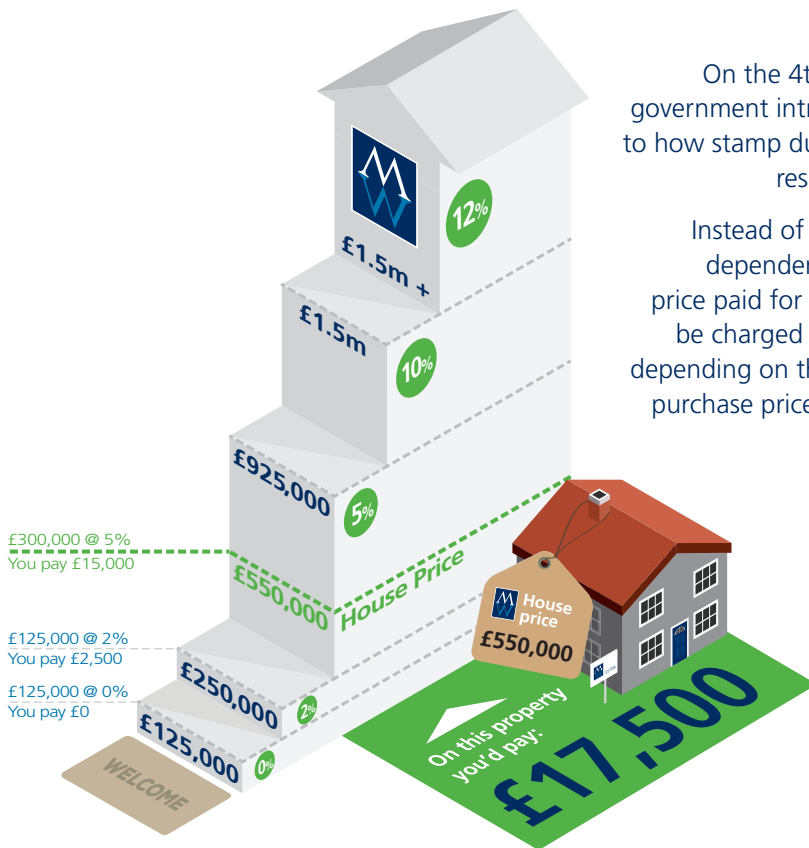




STAMP DUTY RATES FOR RESIDENTIAL PROPERTY



On the 4th December, the government introduced changes to how stamp duty is charged on residential property.

Instead of a set percentage dependent upon the total price paid for a property, it will be charged at different rates depending on the portion of the purchase price that falls within each rate band.

Use this online stamp duty calculator to work out exactly how much you will have to pay
<http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm>



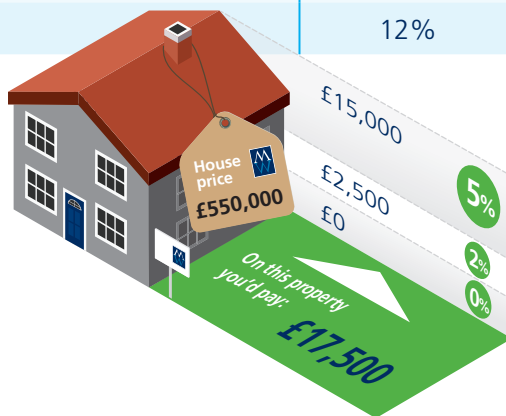
STAMP DUTY RATES FOR RESIDENTIAL PROPERTY

Purchase price of property	Rate of Stamp Duty
Up to £125,000	Zero
Over £125,000 up to £250,000	2%
Over £250,000 up to £925,000	5%
Over £925,000 up to £1.5 million	10%
Over £1.5 million	12%

For example, if you are purchasing a property for £550,000, under the previous rules you would have paid £22,000 in Stamp Duty as the entire price would be charged at 5%.

Now you will pay £17,500

A saving of £4,500



This is calculated as follows:

First £125,000 @ 0% rate	£125,000 @ 0%	You pay £0
Between £125,000 and £250,000	£125,000 @ 2%	You pay £2,500
Between £250,000 and £925,000 @ 5% rate	£300,000 @ 5%	You pay £15,000
£550,000 Price Paid		Total: £17,500