

**Residential Conveyancing – Mortgage & Remortgage
Service and Fees**

Price of Property	£0 - £400,000	£400,001 - £750,000	£750,001 - £1,000,000	£1,000,000 +
Mortgage & Remortgage	£500	£600	£650	£750

Indicative fees do not include VAT and are subject to complexities of individual cases

Additional Costs, Disbursements Charges (costs are approximate, do not include VAT and are subject to conditions of individual matters)		
Local Authority Search	£150-300	
Drainage & Water Searches (if required)	£50-80	
Chancel Search (if required)	£24	
Management Pack (for Leasehold Properties)	£150-450	
Bank Transfer Fee	£30	
Land Registry Official Search (This is the search carried out against the title prior to the request of mortgage funds to ensure that the mortgage lender's interest is protected until such time as the charge is registered at the Land Registry)	£3	
Land Registry Bankruptcy Search Fee	£2 per person	
Land Registry Application Fees (For Transfer of Whole Property)	Property Transfer Value	LR Portal Fee
	£0 - £100,000	£20
	£100,001 - £200,000	£30
	£200,001 - £500,000	£40
	£500,001 - £1,000,000	£60
	£1,000,001 +	£125

Disbursements

These are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Our fees cover all of the work required to complete the re-mortgage of your property, to include corresponding with both your existing and new lender and dealing with registration at the Land Registry once completion has taken place.

The timescale for your mortgage or remortgage will depend on a number of factors. The average process (subject to there being no complexities or unforeseen circumstances) takes between 2 and 5 weeks.

Our fee assumes that:

- (a) This is a standard transaction and that no unforeseen matters arise, including (but not limited to) a defect in title which requires remedying prior to completion or the preparation of additional documents ancillary to the main transaction

- (b) The transaction is concluded in a timely manner and no unforeseen complications arise
- (c) All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- (d) No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

Step by Step Guide to the mortgaging/remortgaging process:

- Take your instructions and give you initial advice
- Check finances are in place to fund mortgage or re-mortgage and contact lender's solicitors if needed
- Receive instructions from your lender and advise on mortgage documents
- Carry out searches
- Obtain further building control and planning documentation if required
- Go through conditions of mortgage offer with you
- Obtain your signature to the Mortgage Deed and other mortgage documents
- Obtain pre-completion searches
- Agree completion date (date from which the new mortgage will commence)
- Arrange for all monies needed to be received from the lender and you
- Deal with settlement of existing mortgage (re-mortgage only)
- Complete mortgage/re-mortgage
- Deal with distribution of any funds
- Deal with application for registration and Land Registry

Any abortive matters will be charged at the rate represented by the volume of work and time undertaken and of the stage of the transaction reached before matters became abortive, which will be communicated to you at the time that the transaction ceases.

If no estimated fee is given or there is an abortive charge or variation or change to be paid other than by fixed fee, the hourly rate charged by this firm is £250 per hour plus VAT.