



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

*\* Indicative fees do not include VAT and are subject to complexities of individual cases. For New Build, Shared Ownership, Leasehold Properties and correcting title defects the estimate may increase in accordance with the additional work undertaken.*

Price of Property	£0 - £400,000	£400,001 - £750,000	£750,001 - £1,000,000	£1,000,000 +
Mortgage & Remortgage legal fees	£900.00	£1,000.00	£1,200.00	£1,500.00

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.

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; and
- b) No indemnity policies are required. Additional disbursements may apply if indemnity policies are required; and
- c) There will be a minimum of 5 days in between exchange of contracts and completion; and
- d) All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation; and
- e) The transaction is concluded in a timely manner and no unforeseen complications arise.

Our fees cover all 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.

### **Disbursements and other additional costs**

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.

<b>Additional Costs, Disbursements Charges</b> <i>(costs are approximate, do not include VAT and are subject to conditions of individual matters)</i>		
Anti Money Laundering Fees	£10 per person	
Searches (Local Authority, Water & Drainage, Groundsure HomeBuyers (Environmental) and Chancel Repair)	Varies according to geographical location	
Management Pack (for Leasehold Properties)	Varies according to Landlord or Managing Agent	
Bank Transfer Fee per transfer	£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 (required by Lender)	£2 per person	
Land Registry Application Fees (For Transfer of Whole Property)	<b>Property Transfer Value</b>	<b>LR Portal Fee</b>
	£0 - £100,000	£20
	£100,001 - £200,000	£30
	£200,001 - £500,000	£40
	£500,001 - £1,000,000	£60
	£1,000,001 +	£125

### **Timescales**

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 4 and 6 weeks.

### **Step-by-step guide to the mortgaging/remortgaging process:**

- Take your instructions and give you initial advice
- Check finances are in place to fund 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
- Complete re-mortgage
- Deal with application for registration and Land Registry