



Fee Structure - Remortgage

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Timescales

The average length of a remortgage case, from initial instruction to completion is 4-6 weeks. However, there are a number of factors or issues that can arise during the course of a transaction that can lead to a remortgage taking longer than this and these timescales cannot be guaranteed.



Professional Fees

This fee includes:

- + Taking instructions and providing initial advice
- + Reviewing the title to the Property
- + Reviewing the mortgage offer and dealing with your new lender's requirements
- + Face to face visit from one of our solicitors to report on the terms of the mortgage offer to you
- + Reporting on the title of the Property to the lender
- + Obtaining a redemption statement to repay any existing lender
- + Drawing down funds to complete the remortgage and repaying any existing charges
- + Registering the Lender's charge at the Land Registry
- + Dealing with post completion matters

PROFESSIONAL FEES	
ITEM	FEE
Our Legal Fees	£545 plus VAT at 20%
ADDITIONAL FEES	
Electronic ID and Anti-money Laundering Check Fee (per client)	£25 plus VAT at 20%
Land Registry Documents Fee	£50 plus VAT at 20%

Supplemental Fees

(payable in addition to professional fees, where applicable)

Leasehold Property	£175 Plus Vat @20%
Transfer of Equity (removal or addition of a third party from/to title)	£375 plus VAT @20%
Redemption of more than one charge	£100 plus VAT @20%
Islamic or non-standard mortgage	£500 plus VAT @20%
Unregistered Property	£500 plus VAT @20%
New Build/ Off Plan Property	£500 plus VAT @20%
Shared Ownership	£500 plus VAT @20%
Redemption of Help to Buy Charge	£150 plus VAT @20%
Buy To Let	£375 plus VAT @20%
Acting on Behalf of Company	£375 plus VAT @20%
Transfer of Part of Title	£200 plus VAT @20%
Deed of Covenant	£150 plus VAT @20%
Deed of Variation	£425 plus VAT @20%
New Lease or Lease Extension	On request, depending on complexity
Solar Panels Present	£175 plus VAT @20%
F2F Visit (joint app separate appointments requested)	£75 plus VAT @20%
Freehold Management Company Present (Freehold Properties only) (this will not be charged if New Build fee applicable)	£100 plus VAT @20%
Administration of Indemnity Policy	£25 plus VAT @20%
Amendments to Property Title (e.g. changes to name and removal of a deceased owner from co-owned property (where property held as joint tenants)	£75 plus VAT @20%
For issues relating to the removal of cautions, restrictions, notices and similar interests registered against your property title depending on complexity	£175 - £325 plus VAT @20%
Where there is a shortfall of over £2,000.00 between the amount being borrowed and any amount outstanding under a present mortgage secured against your property	£225 plus VAT @20%
Land Registry Priority Search (per title)	£7 plus VAT @20%
Land Registry Bankruptcy Search (per name)	£7 plus VAT @20%

Disbursements

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

ITEM	FEE
Search Pack (to include Local Authority Water and Drainage and Environmental searches)	£282.80 inc VAT at 20%.
Additional searches as required	To be advised
HM Land Registry Fee	Variable depending on value of property (no VAT payable)
Stamp Duty Land Tax (England) OR Land Transaction Tax (Wales)	This depends on the purchase price along with other factors which we will assess during the process. An online calculator can be accessed using HMRC's website or if the property is located in Wales by using the Welsh Revenue Authority's website here (no VAT payable).

Additional Disbursements Leasehold Property

Management Pack	This will be requested from the management company at the outset of the transaction. The fees vary greatly, but are often £150 - £400 (no VAT payable).
Notice of Transfer fee (if transfer of equity)	This fee, if chargeable, is set out in the lease. Often the fee is £50 – £200 (no VAT payable).
Notice of Charge fee	This fee is set out in the lease. Often the fee is £50 – £200 (no VAT payable).
Deed of Covenant fee	This fee is provided by the management company for the property and can be difficult to estimate. Often it is £100 – £350 (no VAT payable).
Certificate of Compliance fee	To be confirmed upon receipt of the management pack. Often it is £50 – £350 (no VAT payable).

Please note the above is an estimate only and the final fees and disbursements charged can, on occasion, be significantly more than the ranges given above.

Please note our conveyancing retainer does not include the provision of tax advice. We recommend you seek advice from an accountant or other qualified person in this regard.