

Re-mortgage of a Freehold/Leasehold Residential Property

Conveyancer's Fees and Disbursements

COSTS	VAT @ 20%	SEARCH FEES	FINAL SEARCHES	CHAPS FEE	CHAPS FEE
£500.00	£100.00	£300.00	£12.00	£36.00	£948.00

Disbursements are costs related to your matter that are payable to third parties, such as Land Registry fees. In the case of a re-mortgage the Land Registry fee will be determined on the value of the property. We handle the payment of the disbursements on your behalf to ensure a smoother process.

Search Fees include Environmental, Water & Drainage, Coal/Brine and Local Authority Searches on the property. Final Searches include Priority Searches at the Land Registry (OS1 and OS2) and Bankruptcy Searches on each Client. For additional costs optional searches include Further Environmental, Further Brine Further Water & Drainage and any other Local Authority Departments, e.g. specific planning enquiries.

Estimated total on a Freehold/Leasehold re-mortgage is £948.00 plus Land Registry Fee to be determined on the value of the property.

We do not pay Referral fees for our work.

We reserve the right to use our discretion to increase the legal fees if more complex or higher risk matter.

Increased legal fees include , but are not limited to, obtaining Indemnity Insurance Policies, dealing with Gifted Deposits, drafting Declaration of Trusts, Help to Buy ISA's, drafting Deeds of Covenants, drafting a Statutory Declaration, Key Undertakings, disclosing issues to Lenders and drafting Forms RX1 and RX3 etc.

How long will my re-mortgage take?

How long it will take for your re-mortgage to be completed will depend on a number of factors, the average process takes between 6 to 8 weeks.

Stages of the Process

The precise stages involved in the re-mortgage of a residential Freehold/Leasehold property vary according to the circumstances. However, below are some of the key stages you can expect us to guide you through:-

- Take your instructions and give you initial advice
- Advice on the re-mortgage documentation received from your Lender
- Obtain a redemption figure for your existing mortgage
- Carry out Searches
- Go through the conditions of the mortgage offer with you
- Arrange an appointment to see you to sign the documentation
- Agree completion date (date from which the re-mortgage will commence)
- Complete all matters on your behalf

- File application for registration at Land Registry

To see the relevant expertise and qualifications of the Fee Earner dealing with your file, please refer to their individual profile page.