

Re-mortgage of a residential property.

	Up to £500,000	£500 – 750,000	£750,000 – £1m	Over £1m
Legal fees ex VAT Where mortgage finance is not being used	£650	£800	£900	£1,050
HM Land Registry*	£20-45	£65	£65	£140
Electronic Money Transfer	£40 + VAT	£40 + VAT	£40 + VAT	£40 + VAT

Additional costs for ` re-mortgage (including VAT)

Official copy entries	Anti Money Laundering searched per name
£8.80	£45.00

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.

How long will it take?

How long it will take to complete the remortgage will depend upon how quickly the mortgage offer is issued, and whether searches identify any other steps to be taken to satisfy mortgagee's requirements. The average process takes between 4 – 8 weeks, but this is only a very rough guide.

Stages of the process

The precise stages involved in remortgage vary according to the circumstances. However, the list of key stages below typically covers the work we undertake for you:

- Take your instructions and give you initial advice
- Check finances are in place, and contact the new and existing lender if necessary
- Carry out searches

- Obtain further planning documentation if required
- Give you advice on all documents and information received
- Go through conditions of mortgage offer with you
- Send mortgage deed to you for signature, or meet with you in person for the deed to be signed in our presence
- Advise you on joint ownership
- Obtain redemption figures and any other requirements to redeem any existing charges on completion of the new charge
- Agree completion date
- Arrange for all monies needed to be received from lender
- Complete remortgage
- Deal with application for registration at Land Registry

Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise including for example (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
- the transaction is concluded in a timely manner and no unforeseen complications arise
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.