

Mortgage or re-mortgage of a residential property

Our fees* cover all of the work required to complete the mortgage or re-mortgage of your residential property.

Conveyancer's fees and disbursements**

Legal fees £550.00 + VAT

In addition to this fee, the following will also be payable: -

- File opening £20 + VAT
- Electronic money transfer fee £35 + VAT
- Land Registry copy documents usually £9 + VAT
- Priority searches (bankruptcy and/or full land charges search and/or land registry priority search) usually £7 + VAT
- HM Land Registry fee £20-£250. Visit the [Land Registry Website](#) for details
- No search title insurance £20-£40. (Some lenders do not accept this, so additional fees would be required for local searches)
- VAT payable on all "+VAT" items above, at the current rate of 20%

Estimated total including VAT: £785-£1,035 dependant on Land Registry fees and insurance.

*Our fee assumes that:

- this is a standard transaction and that no unforeseen matters arise e.g. that the property is not registered under the names of the borrowers or that the transaction involves the consolidation of several loans
- the transaction is concluded in a timely manner
- all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- this is an owner-occupied property

**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 your mortgage or re-mortgage take?

How long it will take your mortgage or re-mortgage to be complete will depend on a number of factors. The average process takes between 3-6 weeks.

Stages of the process

- Obtain and review your title of deeds and request interim redemption figures from your existing lender
- Review the new mortgage offer
- Arrange for the signing of the Mortgage Deed
- Obtain a final redemption statement from your current lender
- Put in place a 'No Local Search' indemnity insurance policy as required by your lender
- Arrange to register the new mortgage at the Land Registry

Please note that the above figures and time estimates provided are purely intended as a guide. Specific estimates for your matter will be provided at the commencement and during the course of your matter.