

**GUIDE TO A MORTGAGE/REMORTGAGE OF
A FREEHOLD RESIDENTIAL HOUSE, COSTS AND TIMESCALES**

Our fees cover all of the known work required to complete a mortgage/remortgage of your existing property including dealing with registration at the Land Registry.

Conveyancer's estimated fees and payments to third parties

Our Fees from	£600.00
Electronic Money Transfer Fee	£30.00
VAT payable at the current rate	£126.00
Current Search Fees (approximate)	£250.00
Land Registry Office Copies Fee	£8.20 per document
HM Land Registry Submission Fee	£6.00
Electronic Identification Check Fee (per person)	£9.20
Estimated total	£1,029.40

If there is a defect in the title which can be put right by Indemnity Insurance, then there will be a payment to the provider of the Insurance and an administration charge payable to us of £25.00 per Policy.

Payments to third parties such as searches and Land Registry fees are dealt with by us on your behalf to ensure a smoother process.

The Land Registry fees are based on the property value and whether the land is already registered at the Land Registry. The link to the Land Registry for their fees is <https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>.

How long will it take?

How long it will take from us being instructed until completion of the mortgage/remortgage will depend upon a number of factors, the average process will take between 6 and 8 weeks depending upon how quickly we receive your written Mortgage Offer from your Lender.

The precise stages involved in the mortgage/remortgage of a freehold residential property vary according to the circumstances. Some key stages would be:

- a. taking your instructions and giving you initial advice
- b. obtain copies of your deeds and documents from the Land Registry

- c. obtaining searches
- d. receiving your Offer of Mortgage in writing from your Lender
- e. reporting to you on all of the above matters and arrange for you to call to sign the Mortgage Deed
- f. arranging for a redemption figure to be obtained if you have an existing mortgage and for all monies needed to be received from your Lender and you to complete
- g. completing the remortgage
- h. dealing with application for registration at HM Land Registry

Our fees and timescales assume that:

- i. this is a standard transaction where 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.
- ii. the transaction is concluded in a timely manner and no unforeseen complications arise.
- iii. no Indemnity Policies are required, additional third party fees may apply if Indemnity Policies are required and additional administration costs in respect of each Indemnity Policy.

What is not covered:

Unless expressly agreed to the contrary, the scope of this firm's work for you will not include tax, investment, or other financial advice.

During the matter, if you need advice on investments, we may refer you to someone who is authorised by the Financial Services Authority to assist you as we are not authorised to do so.

We are only qualified to advise you on conveyancing matters. If you are selling an investment property or any property which is not your main residence, then there will be issues relating to Capital Gains Tax and any sale may affect your position regarding future Inheritance Tax. We do not provide advice on Tax matters and would advise you to seek expert advice from your Accountant or the Inland Revenue.

We will not be involved in arranging your mortgage/remortgage and will not provide you with advice with regard to the suitability of the mortgage product arranged by other parties. If you need advice on the suitability of the mortgage product you should seek advice from someone authorised by the Financial Services Authority as we are not authorised to do so.