

## Remortgage of a freehold residential property

Our fees cover all the work required to complete the remortgage of your existing property, registering the new mortgage at the Land registry dealing with any the repayment of any existing mortgage or secured loan and (if necessary) arranging title protection insurance cover

### Solicitor's fees

Legal fees typically start at £375.00 plus VAT for a transaction where the purchase price is below £

The price may vary depending on the following

- the value of the property
- dealing with any shared ownership scheme
- paying off any mortgages or secured loans
- If the property is in danger of being repossessed
- If the property is not already registered at the Land registry

NB: This list is not intended to be exhaustive. The important point is that the information you request should generate the total cost. This also includes all charges in relation to electronic transfers of money on your behalf, Our hourly charge out rate is £150.00 per hour **but we always provide a detailed estimate of our charges and the expenses that will be incurred on your behalf before we start work for you.**

Our fees cover all of the work required to complete the remortgage of your home, including

- reviewing the necessary title documents,
- Considering the terms of your remortgage and advising you appropriately
- Carrying out all appropriate searches required by your mortgage lender.

- Preparing the mortgage deed and attending upon you in you in order to approve and sign it dealing with paying off any mortgage or secures loan
- Requesting the remortgage monies from your new lender and repaying all existing mortgages or secured loans
- Paying all monies due to you at the end of the transaction.
- Registration of the mortgage at the Land Registry

### Usual Disbursements/Expenses

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. These figures can vary from one organisation or area to another our estimate of these fees are:-

- |  |             |
|--|-------------|
| • H M Land Registry fees                   | £40-£80.00  |
| • Title Protection (should it be necessary | £50-£150.00 |
| • Search Fees                              | £200.00     |

### How long will my re-mortgage take?

How long it will take from your offer being accepted until there-mortgage goes through ...will depend on a number of factors. The average process takes between 4-6 weeks.