

## **Re-mortgage your property**

Our fees cover all of the work required to complete your re-mortgage. We will contact the lender's solicitors to confirm our instructions, deal with the requisite searches in respect of the property, write to you with detailed reports once we receive all the information, including your mortgage offer. We will arrange for the transfer of monies from your lender, pay off your existing mortgage and register the new charge with HMLR.

If at any time you have any queries or wish to discuss things in more detail, you can contact us to discuss this.

### **Our fees – dependant upon re-mortgage amount**

£0	£50,000	£365.00 + £73.00 VAT	<b>£438.00</b>
£50,001	£100,000	£375.00 + £75.00 VAT	<b>£450.00</b>
£100,001	£150,000	£400.00 + £80.00 VAT	<b>£480.00</b>
£150,001	£200,000	£445.00 + £89.00 VAT	<b>£534.00</b>
£200,001	£250,000	£500.00 + £100.00 VAT	<b>£600.00</b>
£250,001	£300,000	£545.00 + £109.00 VAT	<b>£654.00</b>
£300,001	£350,000	£600.00 + £120.00 VAT	<b>£720.00</b>
£350,001	£400,000	£645.00 + £129.00 VAT	<b>£774.00</b>
£400,001	£450,000	£700.00 + £140.00VAT	<b>£840.00</b>
£450,001	£500,000	£745.00 + £149.00 VAT	<b>£894.00</b>

### **SUPPLEMENTAL REMORTGAGE CHARGES**

1	Each amended mortgage offer received	£30.00 plus VAT
2	<b>Expedited Completion</b>	
	Within 8-14 days of receipt of mortgage instructions	£50.00 plus VAT

	Within 7 days of receipt of mortgage instructions	£90.00 plus VAT
3	Buildings insurance arranged other than with your chosen lender	£40.00 plus VAT
4	Acting for Bank/Building Society on a mortgage regulated by the Consumer Credit Act 1974. This is unusual and your mortgage advisor will be able to advise you if it applies	£50.00 plus VAT
5	<b>Leasehold Property</b>	
	If the property is a flat	£95.00 plus VAT
	If the property is a house	£50.00 plus VAT
	Shared Ownership	£125.00 plus VAT
6	Dealing with discharge of second or subsequent mortgages and/or debts	£50.00 plus VAT per creditor
7	Obtaining a Standard Indemnity Insurance Policy	£60.00 plus VAT plus any premium
8	Obtaining a non-Standard Indemnity Policy	£95.00 plus VAT plus any premiums
9	Where the property is tenanted	£50.00 plus VAT
10	Where the mortgage is subject to a Retention.	£60.00 plus VAT
11	Where a Deed of Consent/Postponement is required for any occupier of the property	£60.00 plus VAT
12	Where the property is subject to payment of a Chief Rent, Ground Rent or Rent Charge	£40.00 plus VAT
13	Obtaining copies of planning permissions, building regulation or other consents (a fee may also be charged by the Local Authority or other body providing the copies).	£50.00 plus VAT
14	Where a Stamp Duty Land Transaction Return is required.	£50.00 plus VAT
15	Delayed completion.	£65.00 plus VAT

16	Returning funds to lender re-submitting Certificate of Title.	£65.00 plus VAT
17	Where the Title to the property is unregistered.	£65.00 plus VAT
18	Where the property is comprised in more than one Title.	£50.00 plus VAT
19	Where the property is part of a Title.	£50.00 plus VAT
20	Where the property is subject to a Lease.	£50.00 plus VAT
21	Advising clients who reside at separate addresses/are separately represented	£75 - £125 plus VAT
22	Dealing with lender/solicitors with regard to arrears on a mortgage account	£75 - £125 plus VAT
23	Where purchaser/borrower is a limited company	£75 plus VAT
24	Where there is a prior charge	£75 plus VAT
25	Where we have to deal with a management company to satisfy requirements re service charge, approval of buyer, Deed of Covenant	£50.00 to £125.00 plus VAT
26	Where the property is subject to a conversion	£50.00 to £125.00 plus VAT
27.	Dealing with a Bridging Finance Company	£100 to £275 plus VAT

## **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. Some examples of common disbursements are shown here but this list is not exhaustive;

- Land Registry fee for copy documents      £3.00 per document
- Land Registry Bankruptcy searches      £2.00 per name
- Local search      £59.00
- Bank Transfer Fee      £3.60 (amounts less than £100,000)
- TT fee £16 + £3.20 VAT      £19.20 (amounts greater than £100,000)
- Land registration fee (Based on re-mortgage amount)

				Electronic Reduced Fee (if property is registered only)
£0	-	£100,000	£40.00	£20.00
£100,001	-	£200,000	£60.00	£30.00
£200,001	-	£500,000	£80.00	£40.00

£500,001	-	£1,000,000	£120.00	£60.00
£1,000,001	and over		£250.00	£125.00

**Your total fees will be**

Our fees (based on property price) + VAT

+ Supplemental Sale Charges + VAT

+ Disbursements

**= TOTAL**

Please contact us if you have any queries, or wish to obtain or discuss a quote.

Please note that every conveyancing transaction is unique so these figures are intended as a guide and may be subject to increase (e.g. due to additional complexities or delays in the transaction) or reduction (e.g. if you are a previous client).

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

How long it will take will depend on a number of factors the results that the searches reveal. The average process takes between 2 - 4 months.

For more information, for us to check your quote, or for any queries, please call us on

0151 647 8624 (Birkenhead office) or

0151 638 5457 (Wallasey office) or

Email us at [info@hgsolicitors.co.uk](mailto:info@hgsolicitors.co.uk)