

Remortgage of a freehold residential property

The work will be carried out by Simon Owen is a fully qualified solicitor with 22 years of post-qualification experience and is assisted by Sarah Davies the firm's conveyancing legal assistant with 15 years of conveyancing experience.

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.

Our Charges

Please note that where VAT is chargeable the current rate is 20%

Legal fees typically start at £675.00 plus VAT for a transaction. This also includes all charges in relation to electronic transfers of money on your behalf.

The following charges will also need to be included:

Postage	£10.00 plus VAT
Telegraphic Transfer fee	£30.00 plus VAT
BACS Transfer Fee	£20.00 plus VAT
Search fees	£250.00 plus VAT
Fee charged by mortgage lender	£25.00 plus VAT
Land Registry searches	£9.00 plus VAT
Land Charges search	£9.00 per purchaser plus VAT
Land Registry document fee	£35.00 (£50.00 leasehold) plus VAT

The price may vary depending on the value of the property and just how complex the transaction is. Matters which may increase our Legal Fees include: -

- If the Property is shared ownership scheme property
- If the property is a new build property
- If the property is in danger of being repossessed
- If the property is not registered at the Land Registry
- If the property is Leasehold

Our hourly charge out rate is £200.00 per hour plus VAT, 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 order to approve and sign it
- 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 new 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 £20.00 no VAT payable
- Chancel Repairs Indemnity Premium fee £25.00 no VAT payable

NB: This list is not intended to be exhaustive. The important point is that the information you request should generate the total cost.

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 6 – 8 weeks.