

CONVEYANCING PRICING AND SERVICES INFORMATION REMORTGAGES

The following sets out what you might expect to pay for a re-mortgage, but for a detailed breakdown that is bespoke for your transaction, please contact us.

Conveyancing costs are broken down into three categories:

Fees: This is what we will charge you for our time doing the work.

Expenses: These are costs that we incur as part of providing the service, which will pass on to you.

Disbursements: These are costs that we incur on your behalf and which are payable by you.

Fees that we charge

If you are re-mortgaging a residential property, we offer an all-inclusive legal fee depending on the value of the mortgage as follows:-

Mortgage Value	Legal Fees (inc of VAT & Dibs)
0-£100,000	£675.00
£100,001-£200,000	£700.00
£200,001-£350,000	£750.00
£350,001-£500,000	£775.00
£501,000-£1m	£875.00

These fees assume that the property is registered freehold with 2 owners/borrowers

Please see below details of any additional charges, which would apply in the given circumstances; please note that all Solicitors/conveyancers will apply these types of charges although you may not know about them from the initial headline price that they give you and you will only become aware of them once you receive their small print.

Examples of circumstances in which additional fees will apply – Remortgage:

The estimated additional fees are based on any additional time spent by us being charged at the hourly rate of the fee earner dealing with your matter as set out in our terms of business. The actual charge will depend on the actual time spent on these matters

Help To Buy Equity Mortgage (repayment)	£180.00 plus VAT
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Help To Buy Mortgage (not repaying)	£50 plus VAT
Redemption of more than one standard mortgage on completion (price per additional mortgage)	£75 plus VAT
If your title is unregistered	Minimum £100 plus VAT
If your title is a leasehold title	£75 plus VAT and Landlords disbursements
Company Mortgage (you are a Limited company client)	£350 plus VAT
Additional Borrower (over and above 2)	£25 plus VAT for each additional borrower
Declaration of Trust for a change in your ownership shares	£125 plus VAT
Transfer of Equity – Joint to Sole Names OR Sole to Joint Names	£250 plus VAT

This is not an exhaustive list any items not detailed above may be charged additionally to the inclusive fee

How long will my transaction take?

How long it will take will depend on how quickly receive the new mortgage offer, the redemption statement from the current lender and the search results (if searches are required).

The average process takes between 6 to 8 weeks.

Stages of the process

The following is a basic breakdown of the stages of a remortgage:

Take your instructions and get you signed up as a client
Receive the mortgage offer and review the lender's requirements and special conditions
Carry out searches if required by the lender

Obtain title documents
Obtain mortgage redemption figure
Raise enquiries with you relating to the property (we have to act for the lender as if they are buying the property)
Check finances are in place to fund any shortfall require to redeem the mortgage
Send documents to you for signature
Agree completion date (date on which you will need to vacate the property)
Obtain pre-completion searches
Arrange for all monies needed to be received from lender and you
Pay off the mortgage from money received from the new lender
Deal with application for registration at the Land Registry

Who will carry out the work for me?

Our conveyancing team is made of a mixture of Solicitors, Legal Executives and Licensed Conveyancers with a range of 1 to 35 years' experience.

The team is supervised by Andrew Hart, the senior partner, with 30 years' experience. More details about our current conveyancing team can be found on our website:

<https://www.battbroadbent.co.uk/personal/house-sales-purchase/>