

Residential Re-mortgage costs and expenses

£500 plus VAT

Details of work:-

- ❖ Investigating the title to the property;
- ❖ advising you in respect of your mortgage offer (if any);
- ❖ redemption of your existing mortgage (if any);
- ❖ proceeding to exchange of contracts and then completion of the purchase;
- ❖ completing and registering the mortgage at the Land Registry.

Our fees assume:

- ❖ this is a standard transaction and that no unforeseen matters arise including for example (but not limited to) a defect in title which requires remedying prior to completion of the re-mortgage
- ❖ the transaction is concluded in a timely manner and no unforeseen complication arise
- ❖ no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

Examples of where are fees may increase:

- ❖ Problems arising from missing or defective documents
- ❖ In leasehold cases:
 - Obtaining Consent to Mortgage from Management Companies/Freeholders

Our Fees do not cover:

- ❖ Advice on the commercial or other viability of the transaction
- ❖ Advice on SDLT, IHT or CGT related issues
- ❖ Valuation or property agency advice
- ❖ Advice on the condition of the property or problems arising from survey
- ❖ The suitability of your mortgage or any other financial arrangements

If it becomes apparent that there are unforeseen circumstances in connection with the re-mortgage we may have to increase our charges, but if that is the case, we shall inform you before we incur any additional costs.

In addition, there are a number of expenses which have to be paid to third parties to enable us to complete your remortgage.

- ❖ If required by the Mortgage Lender Local Search, Drainage Report and Environmental Report approximately £325.00 (including VAT) - if additional search reports are required these will be advised
- ❖ As an alternative to searches some Mortgage Lenders will accept search insurance which is a variable fee dependant on the re-mortgage valuations
- ❖ Land Registry official search - £3.00 plus VAT
- ❖ Bankruptcy search - £2.00 per individual plus VAT
- ❖ Land Registry registration fees - these are charged according to the purchase price - please use the following link and go to Scale 2
<https://www.gov.uk/guidance/hm-land-registry-registration-services-fees>
- ❖ If the property is Leasehold notices of mortgage to the Managing Agents/Freeholders (variable)

Bank Telegraph fee on completion £30 plus VAT each

All fees quoted are an indication of our fees. We are always willing to provide a detailed quote just email us at:

property@cameronsjones.co.uk

General for all transactions - If, for any reason, we have to abort the transaction we will advise what percentage of the estimated fee will be charged