

Remortgage pricing information

Our fees cover all of the work required to complete the remortgage of your home including redemption of your existing mortgage and completion of new mortgage and dealing with registration at the Land Registry.

All work will be carried out by a qualified solicitor and supervised by a consultant or partner.

Karen Bridges is a consultant solicitor who qualified in June 1983. Karen supervises the work of the team and has extensive experience of residential conveyancing.

Asia Bi qualified in September 2000. Asia conducts all types of residential conveyancing work and assists Karen in complex matters.

Conveyancer's fees

Our fee estimate will range between £1,250 - £1,500 plus VAT for a freehold property.

Our fee estimate will range between £1,550 - £1,750 plus VAT for a leasehold property.

If the matter becomes protracted/time consuming then the legal fees will need to be increased accordingly.

Telegraphic Transfer Fees are charged at £35 plus VAT.

Disbursements & additional costs

Search Fees	£400.00 (approximately depending on the location of the property and size)
Land Registry Fees	https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Official Searches	£3 plus VAT
Bankruptcy Searches	£2 per person plus VAT
Index Map Search	£4 plus VAT

Disbursements are costs relating 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.

How long will my remortgage take?

This will depend on a number of factors to include but not limited to, title to the property, receipt of search results, duly completed property information and mortgage offer. The average process takes between 4 - 6 weeks.

Conveyancing Process for remortgaging your property

- Requesting the Title Deeds and a Redemption Statement
- Obtaining Official Copies of your Title
- Checking the Title/Official Copies
- Commissioning Searches and checking results received
- Checking the Mortgage Offer
- Preparing for Completion
- Requesting a Final Redemption Statement
- Carrying Out Final Searches
- Requesting the Mortgage Advance
- Completion of the Remortgage
- Registration

Leasehold Properties

In addition to be above, if the property is leasehold, we will need to check the Lease and we will need to raise certain enquiries with the landlord/managing agent to check such things as whether the service charges and rent are paid up to date, who you need to serve notice of charge on etc.