



Calculation of fees for a re-mortgage of a freehold residential property.

For the purposes of this guide any reference to VAT is calculated at the standard rate for goods and services, currently 20%.

It is important to note that no conveyancing matter is the same and therefore the costs will depend on the individual circumstance. Our fees cover all the work* required to complete the re-mortgage of your new home.

Please contact us to obtain a property specific quotation which takes account of your individual circumstances.

Conveyancer's fees and disbursements

Legal fees based on value	Fee (VAT at the rate of 20%)
Mortgage up the value of £400,000.00	£800.00 plus VAT (£160.00)
Mortgage over the value of £700,000.00	£1,000.00 plus VAT (£200.00)
Mortgage over the value of £1,000,000.00	£1,250.00 plus VAT (£250.00)
Telegraphic transfer fee (to redeem any existing mortgage)	£30.00 plus VAT (£6.00)
Leasehold Properties fee supplemental	£150.00 plus VAT (£30.00)
Freehold Management Pack (if applicable)	£180.00 plus VAT (£36.00)
Identification checks	£10.00 plus VAT (£2.00)

Disbursements

Disbursements are costs related to your matter that are payable to third parties, such as search fees. We handle the payment of the disbursements on your behalf to ensure a smoother process. There are certain disbursements which will apply depending on the individual circumstances of each case.

Item	Fee (VAT at a rate of 20%)
HM Land Registry copy title document and plan	£6.00 plus VAT (£1.20)
Copies of documents referred to on title	£7.00 plus VAT (£1.40)
Index Map Search fee	£8.00 plus VAT (£1.60)
Leasehold sales pack – this price can vary	£180.00 plus VAT (£36.00) to £450.00 plus VAT (£90.00)
Freehold Management pack – this can vary	£200.00 plus VAT (£40.00) to £350.00 plus VAT (£70.00)
Chancel Indemnity Insurance	£15.79 plus VAT (£3.16)
HM Land Registry fees will depend on the value of the property	
£0-£100,000.00	£45.00
£100,001.0 - £200,000.00	£70.00
£200,001.00 - £500,000.00	£100.00
£500,001.00 - £1,000,000.00	£145.00



1,000,000.00 and over	£305.00
These fees can be reduced to the rates below if the property is registered	
£0-£100,000.00	£20.00
£100,001.00 - £200,000.00	£30.00
£200,001.00 - £500,000.00	£45.00
£500,001.00 - £1,000,000.00	£65.00
£1,000,000.00 and over	£140.00
HM Land Registry Search	£7.00 plus VAT (£1.40)
Bankruptcy Search	£6.00 plus VAT (£1.20)

*These fees vary from property to property and can on occasion be significantly more than the ranges given above. We can give you an accurate figure once we have sight of your specific documents.

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However, below we have suggested some key stages that you may wish to include:

- Take your instructions and give you initial advice
- Check mortgage offer and advise on the same
- Carry out searches or insurance if acceptable
- Investigate the source of funds (if required to redeem any charges on the title)
- Obtain further planning documentation if required
- Give you advice on all documents and information received
- Go through conditions of mortgage offer
- Send documents to you for signature
- Advise you on joint ownership

In providing the above fees there is an assumption that the transaction is a standard one, and that no complex matters arise that would mean that additional work over and above the norm would be required.

- Obtain pre-completion searches
- Agree completion date
- Arrange for all monies needed to be received from lender and you
- Complete purchase
- Deal with application for registration at Land Registry



How long will my re-mortgage purchase take?

How long it will take from your offer being accepted until you can move in to your house will depend on a number of factors. The average process takes between 2-4 weeks. It can be quicker or slower, depending on the circumstances.

* Our fee assumes that:

- a) 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 or the preparation of additional documents ancillary to the main transaction
- b) the transaction is concluded in a timely manner and no unforeseen complication arise
- c) all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d) no indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

This illustration is to provide you with an outline of the likely costs of a conveyancing matter. Whilst we aim to be as accurate as possible, we strongly suggest you contact us directly to obtain a bespoke solution. For Residential Property matters please email hk@djmlaw.co.uk or telephone 01792 946183.