

# **Remortgaging a Property**

Our fees cover all of the work required to complete the remortgage of your property.

## **Why Choose Francis & Buck?**

- All matters are overseen by a qualified solicitor, keeping you in safe hands.
- We are specialists in conveyancing with over 30 years' experience and with a wealth of local knowledge and an excellent reputation.
- We offer a direct and personal service. No call centres, just easily contactable, friendly faces, on the phone or in person.
- We always have you in mind so that whether you are speaking to an assistant or partner we aim to ensure that you receive the highest possible service throughout your transaction.

For more information on our solicitors and support staff please click [here](#).

**Average Conveyancing Fees** (please note that this is not a quote and is simply an illustration). To receive a fully personalised quote please complete our [online quote form](#) or call 029 2034 4995.

## **Breakdown of our Professional Fees**

- Conveyancing Fee £795.00 - £995.00 plus VAT at 20%
- ID Check £25.00 plus VAT at 20%
- SDLT Admin Fee £50.00 plus VAT at 20% (if required)
- Obtaining Official Copy of Title Deed £15.00 - £30.00
- Same-Day Bank Transfer Fee (CHAPS) £35.00 plus VAT at 20%
- Land Registry and Bankruptcy Searches £14.00

## **Disbursements/Third Party Costs**

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.

If required, these costs are not included in our fees.

- Land Registry Fee (average cost, dependent on amount of new advance)
- Notice fees to pay freeholder/managing agent around £150.00 (for leasehold properties only)

### **Example of Estimated Total\***

For example, if you are looking to remortgage a £170,000 property the estimated total (including required disbursements/third party costs) would be around: £998.00 plus VAT at 20%.

\*There are a range of factors that could increase the cost of our service. For example;

- *If we need to obtain Indemnity Insurance Policy (if required) £30.00 plus VAT at 20% (Policy premium paid by client and varies based on value of property)*
- *For a full list of other possible additional charges please contact us*

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### **Key stages of the process**

The precise stages involved in **remortgaging a property** vary according to individual circumstances. However, below we have suggested some common key stages:

- 1. Take your instructions and send out initial paperwork**
- 2. Check finances are in place to fund remortgage and redeem existing mortgage (if any)**
- 3. Receive and advise on Mortgage Offer**
- 4. Carry out searches if required by the lender**
- 5. Give you advice on all documents and information received**
- 6. Go through conditions of mortgage offer with you**
- 7. Advise on joint ownership**
- 8. Send documents to you for signature and finalise and agree financial statements**
- 9. Agree completion date**
- 10. Arrange for all monies needed to be received from lender and you**

- 11. Obtain pre-completion searches**
- 12. Complete remortgage and redeem existing mortgage (if any)**
- 13. Deal with application for registration at Land Registry**

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*Please be aware that our pricing is subject to revision.*