



# Fixed Price Remortgage Legals!

When it comes to remortgaging your property, you don't want to be stumped with a huge Conveyancing bill. Here is a guide to our Fixed Price Remortgage deal and why it gives you huge value for money.

## What is included?

- Solicitor's legal fee
- Land Registry Fees
- Land Registry Search
- Bankruptcy Searches
- Search Indemnity Insurance
- Office Copy Entries
- Electronic ID checks
- Redemption of first and subsequent charges via BACS\*\*
- VAT and Insurance premium tax

## What are the benefits to me?

- A choice of some of the UK's top most trusted suppliers.
- Fits well if your lender gives you cash back as part of your mortgage deal.
- Legal protection – a great alternative if a lender offers 'free legals'. Through this deal, your solicitor will act in both yours and the lender's best interests (as opposed to just lender).

## What happens if it isn't a straightforward remortgage?

Sometimes when remortgaging your property there may be some additional work required. It may be a Buy to let or Leasehold property for example, which may require some extra time on the solicitors part.

Below you can see a list of additional extras that you can add on top of the Fixed Price Remortgage cost to create a bespoke package for your individual circumstances.

- Dealing with a Leasehold property: £25–£30 + VAT
- Dealing with a Buy to Let property: £25–£30 + VAT
- Dealing with an Unregistered property: £100–£200 + VAT + HM Land Registry fee
- Transfer of Equity Fee: £225–£275 + VAT
- Dealing with a registered Caution or Restriction: £75 –£95 + VAT
- Removal of a registered Caution, Restriction or Notice: £125–£145 + VAT
- Preparing a Deed of Postponement Fee: £195–£275 + VAT
- Preparing a Declaration of Trust: £195–£275 + VAT
- Dealing with a Shared-Ownership property (with staircasing): £390 + VAT
- Dealing with a Shared-Ownership property (no staircasing): £100–£150 + VAT
- Preparing an Assured Shorthold Tenancy Agreement: £95 + VAT
- Preparing a Power of Attorney: £95 + VAT
- Dealing with an Indemnity Policy: £50–£60 + VAT
- Processing Electronic Bank Transfers where requested: £30 + VAT
- Assigning, Re-assigning or Discharging a Life Insurance policy: £30 + VAT
- Amending the Legal Title at HM Land Registry: £30–£75 + VAT
- Dealing with a Defective Title: £75 / hour + VAT + disbursements
- Obtaining additional documents from HM Land Registry: £20 + VAT
- Dealing with an Undertaking if required by a new lender: £15–£25 + VAT

For specific details of the supplements per supplier, please see the individual quotation PDF. Please note that the following work is not done by all of our suppliers: **Preparing an Assured Shorthold Tenancy Agreement:** Beaumont do not deal | **Preparing a Power of Attorney:** Beaumont and Sort Legal do not deal | **Assigning, Re-assigning or Discharging a Life Insurance policy:** Beaumont, Fidler & Pepper and Sort Legal do not deal **Dealing with a Defective Title:** Beaumont do not deal

\*\*BACS is an electronic payment method that takes 3 working days. Your client will be offered a faster Telegraphic Transfer payment method (additional cost of £30 + VAT) if it works in the client's best interest to take this option instead.