

## A Guide to our Residential Conveyancing Fees

Our fee quotes are based upon assessments of the amount of work the firm anticipates that will be involved in the specific case. This is difficult to do precisely without first understanding or discussing your exact requirements. Therefore the ranges of charges below are to give an indication of the likely approximate cost of a transaction. For a precise cost estimate you should contact us for a bespoke quote and we will be able to give you a full detailed breakdown of all charges involved. The indicative fees are based on the average amount of work involved in a typical standard transaction of this type.

### TYPICAL REMORTGAGE FEES

PLS Legal Fees (Inclusive of VAT at 20%)	£150 - £500
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Additional fees are included in the above range and are applied where applicable. Some typical examples of these are as follows (inclusive of VAT):

Leasehold Fee	
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Telegraphic Transfer Admin Fee (our fee for administering the Telegraphic Transfer)	
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Lawyer Checker fee	
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ID Verification fee	
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Client Bank Account Checker	
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Search Fees – this is for a no search indemnity policy (Inclusive of VAT at 20%)	£10.00 - £20.00
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We carry out searches on a re-mortgage only if it is a requirement of the lender (below are an indicative costs *if* searches are required).

Search Fees (Inclusive of VAT at 20%) (these are not included in the legal fees mentioned above)	£75 - £375
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Dependant on the property type and location examples of these can be:	
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Local Search (this is a fairly typical price for a personal local search. In some instances an official local search may be required which can be up to three times the cost quoted).	£75.00
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Environmental Search	£65.00
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Drainage Search	£80.00
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Mining Search	£45.00
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Brine Search	£45.00
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Chancel Search	£20.00
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### Other Disbursements (no VAT)\*

Land Registry Fee	£20.00 - £40.00
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Office Copies	£2.00 - £20.00
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Telegraphic Transfer Fee (Charge by the bank)	£9.00
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Land Registry Pre-Completion Search (OS1)	£3.00
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Bankruptcy Search Fee (£2 per person)	£2.00 - £4.00
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\*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.

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### Please contact us for a Free Quote.

A detailed quote will always be provided to you at the beginning of the case.

Our fee quotes for the work to be carried out are made on the following assumptions. If any of the assumptions are incorrect, we may need to revise our quotation:

- That the property is registered land.
- That you are obtaining a mortgage from a high street lender and that lender does not require separate legal representation.
- That no third parties' consents are needed to the transaction.
- That in the case of leasehold land that there is no freeholder's or superior lessor's consent required as a pre-condition of the remortgage.
- 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
- That the transaction is concluded in a timely manner and no unforeseen complication arise
- That all parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation

### How long will my Remortgage take?

The average length for a remortgage transaction from instruction to completion is about 4 weeks. However, the time an individual case takes to complete can vary greatly from this average, depending on the particular circumstances, and is largely the result of the readiness and willingness of all parties to proceed, the property title (eg freehold, leasehold, registered, un-registered), responses from landlords or management companies, and other factors.

The following are some examples of factors which can affect the time a conveyancing transaction can take. This list is not exhaustive:

- Delays by third parties
- Where the resolution or conclusion of a matter is dependent on probate or divorce proceedings
- Obtaining necessary information from third parties such as management companies or landlords
- Complex titles
- Leasehold properties and flats
- Unforeseen work e.g. existing tenants in the property or obtaining planning and building regulation consents for works undertaken, specialist reports required

## Stages of the process

The precise stages involved in the remortgage of a residential property vary according to the circumstances. However, a standard remortgage transaction will usually involve the following stages (the typical stages listed below are reflected in the indicative fees and disbursements referred to above):

- Take your instructions and give you initial advice
- Reviewing the title to the Property
- Reviewing and deal with requirements of your Lender
- Reporting on the terms of the mortgage offer to you
- Reporting on the title of the Property to the Lender
- Registering the Lender's charge at the Land Registry
- Dealing with post completion matters