

Pricing Guide

Residential Property Remortgage

Our Fees

Property Price	Leasehold	Freehold
All fees noted below are subject to VAT @ 20%		
Up to £500,000	£1,000 - £2,000	£800 - £1,800
£500,000 - £1,000,000	£1,500 - £3,000	£1,250 - £2,500
£1,000,000 +	£2,500 +	£2,000 +

The fee quotes above cover all the work required to complete a remortgage of a residential property. Any fees originally quoted may be reviewed and revised if the transaction becomes protracted or complicated.

Additional Costs

Price brackets are affected by individual remortgage requirements including, but not limited to, the registration of Unregistered Land, serving Notice of Charge, any required Deed of Variation, Indemnity Policy, or Compliance Certification.

Disbursements

Disbursements are payable in addition to the fees quoted. Please see below an example of disbursements that may be incurred for a remortgage of a property:

Land Registry documents fees	Approx. £20 (no VAT chargeable)
Land Registry search fees	£3 (no VAT chargeable)

Land Registry bankruptcy fees	£2 (no VAT chargeable) (per borrower)
Land Registry registration fees	£20 - £140 (no VAT chargeable) (depending on amount borrowed)
Search Insurance / Searches (if required)	Approx. £50 - £600 incl. VAT @ 20%

If the property being remortgaged is a leasehold property, additional disbursements will be as follows:

Notice of Charge	£60 - £150 incl. VAT @ 20%
Management Pack	£200 - £700 incl. VAT @ 20% (if required)

Please note that there is a £42 (inclusive of VAT at 20%) fee payable per same day credit transfer we are required to make (e.g. transfer of the funds to you on completion and/or redemption of any existing mortgage).

Services, Process and Steps

The process involved in a remortgage can vary quite widely depending on your lender, but the following is a breakdown of the usual steps to be taken and services included:

- Take instructions
- Confirm your identity
- Check for conflicts of interest
- Confirm instructions and provide you with a Client Engagement Letter
- Examine the legal title to the property and review the information supplied to us
- Submit searches where applicable
- Review and report on the terms of the mortgage offer
- Check lender instructions
- Arrange for you to sign the Mortgage Deed
- Carry out pre-completion checks and searches
- Report to the lender and draw down mortgage funds (if applicable)
- Obtain a redemption statement from your existing lender (where applicable)
- Prepare a 'Completion Statement' and invoice to send to you.
- Receive the mortgage funds
- Redeem your mortgage (where applicable)
- Pay our own invoice
- Account to you with the balance of net proceeds

Timescales

Residential property transactions can be quite variable in terms of how long they take, but will generally fall between 6 to 20 weeks from offer to completion. Where exactly within this range your particular transaction might fall will depend on a number of factors, including the size of the chain. We will always aim to progress matters as quickly as possible and in line with any requirements or desired timescale you might notify us of in advance, but all transactions are different.

Assuming there is no chain it typically takes between 6 – 8 weeks from when a solicitor receives/sends the contract pack to the point of exchange of contracts. When you are part of a chain, due to factors beyond our control, it will typically take a minimum of 8 - 10 weeks from when a solicitor receives/sends the contract pack to the point of exchange of contracts.

Transactions can complete more quickly if all parties are committed to doing so and the documentation and funding is in place, but may take longer if they are not, or if there are complications within the process itself. Title issues, mortgage offers, delayed searches, management packs and information from third parties are all factors that can influence the time a transaction takes, as well as the loss of a buyer either on your transaction or somewhere else in the chain.

The Team

Our Residential Property Teams are led in Lewes and London by Heads of Teams who oversee solicitors, licenced conveyancers and paralegals who may be involved in your matter.

London Team

[Zahra Shah](#) - Partner and Head of London Residential Property Team

[Colin Pace](#) - Senior Associate Solicitor

[Sharna Radford](#) - Paralegal

Lewes Team

[Andrew Tress](#) - Partner and Head of Lewes Residential Property Team

[Amy Goldstone Sharma](#) - Associate Solicitor

[Sara Stuart](#) - Conveyancing Executive

Further Help & Advice

Lewes

Trinity House, School Hill, Lewes, Sussex
BN7 2NN

Tel 01273 480616

DX 3100 Lewes 1

Email lewes@adamsandremers.com

London

Chancery House, 53-64 Chancery Lane,
London WC2A 1QS

Tel 020 7024 3600

Email london@adamsandremers.com