

## Remortgage Additional Fees

Additional fees may also be charged for additional work and services over and above the legal work in a fees assisted remortgage/unencumbered case. The law firm will discuss your requirements with you and obtain your consent to proceed before any such fees are incurred. Below are examples of some of the most common additional fees:

Additional Work	Additional Fee (excluding VAT)
Applying a declaration of trust	£195
Applying a deed of guarantee	£150
Applying a deed of variation	£150
Checking and approving an existing solar panel lease	£90
Checking an existing HMO tenancy agreement (per agreement)	£50
Completing LMS Validate identification checks (per customer)	£10
Completing and verifying additional identification checks (electronic or certified, per customer)	£5
Completing and verifying identification checks for expat customers	£40
Dealing with independent solicitors (hourly rate)	£130
Dealing with independent solicitors (to send purchase monies only)	£40
Dealing with lease extensions and amendments (acting for borrower, simple case)	Up to £750
Dealing with lease extensions and amendments (acting for borrower, complex case) (hourly rate)	From £1150
Dealing with Stamp Duty Land Tax or Land Transaction Tax	£75
Dealing with transfer of equity (excluding disbursements)	£245
Drafting a declaration of solvency and obtaining indemnity insurance	£95
Drafting a matrimonial separation agreement (transfer of equity cases)	£50
Drafting a matrimonial waiver (transfer of equity cases)	£15
Drafting a statutory declaration	£50
Drafting an assured shorthold tenancy	£95
First registration at Land Registry (excluding Land Registry fee)	£95
First registration in Scotland (from Sasine Register, excluding disbursements) (Complex registrations will incur higher fees which your law firm will confirm)	£95
Forwarding a copy title information document / updated registers of title to the customer	£20
Forwarding pre-registration deeds and documents	£10
Investigating bankruptcy entries per case (insolvency register check)	£30
Investigating the title to additional land (including separate titles)	£45
Investigating unexpected unclear Land Registry priority searches	£75
Obtaining a bespoke indemnity insurance policy (not a block policy, excluding policy premium)	£45
Obtaining a letter of postponement from the Ministry of Defence or local authorities (per letter)	£50
Obtaining a letter of undertaking regarding searches (Scotland)	£15
Obtaining a letter of undertaking regarding title (Scotland)	£50
Obtaining and registering a deed of postponement	£195
Ordering documents or leases referred to in office copies (excluding disbursements)	£10
Other additional work not listed here (hourly rate)	£130
Processing a change of name or address at Land Registry	£20
Purchasing a further share in a shared ownership property (excluding disbursements)	£195
Purchasing related freehold title (excluding disbursements)	Up to £500
Rectifying a defective title (hourly rate excluding disbursements)	£130
Redeeming and discharging an Islamic finance loan	£245
Redeeming an existing Help to Buy Equity loan	£75
Registering a third party transfer document (excluding disbursements)	£100
Removing a personal charge (per charge)	£150
Removing a tenancy in common restriction (Form A)	£50
Removing second and subsequent charges (per charge)	£30
Returning a mortgage advance to a lender when completion delayed by the customer	£50
Reversing legal completion (excluding disbursements)	up to £390
Satisfying a Land Registry Anti Fraud Restriction	£75
Satisfying a special condition in the mortgage offer not covered by these instructions (per condition)	£45
Satisfying or removing a restriction or caution or inhibition (not for tenancy in common)	£150
Separating title and creation of servitude rights /burdens (Scotland) (excluding disbursements)	£195
Storing title deeds (Scotland) (per annum)	£75
Telegraphic transfer (same day payment) of surplus funds to the customer (per transfer)	£30
Telegraphic transfer (same day payment) to redeem existing loans	£30
Validating a gift or loan from a third party (per gift or loan)	£50
Validating the source of a shortfall over £1000	£25