

## Remortgage Additional Fees

In certain circumstances the law firm will need to conduct non-standard work on your behalf. The cost of any other additional services will be agreed between you and the law firm before work commences. Below are examples of the most common additional fees:

Additional Work	Additional Fee (excl. VAT)
Applying a declaration of trust	£195
Applying a deed of guarantee	£150
Applying a deed of variation	£150
Checking an existing tenancy agreement	£50
Checking and approving an existing solar panel lease	£90
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)	POA
Dealing with lease extensions and amendments (acting for borrower, complex)	POA
Dealing with Stamp Duty Land Tax or Land Transaction Tax	£75
Dealing with a transfer of equity (excluding disbursements)	£245
Drafting a matrimonial separation agreement	£50
Drafting a matrimonial waiver	£15
Drafting a statutory declaration	£50
Drafting an assured shorthold tenancy	£95
First registration at Land Registry (excluding Land Registry fee)	£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 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 final share in a shared ownership property (including the transfer, excluding disbursements)	£395
Purchasing a further interim 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	£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
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 the source of a shortfall over £5000	£25