



**HADFIELD BULL & BULL**  
**SOLICITORS & ADVOCATES**

**Remortgage of a freehold/leasehold residential property**

Our fees cover all of the work required to complete the remortgage of your property.

*Conveyancer's fees and disbursements*

- Legal fee *from* £595 plus VAT
- Fee for acting on behalf of the mortgage lender £X
- Electronic money transfer fee £45 including VAT made up as to £25 plus VAT plus £15 administration
- VAT payable 20%

Disbursements are costs related to your transaction 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. Disbursements are not included in our fee ranges, however, these typically include:

- HM Land Registry fees £20 to £125
- No Search Indemnity Policy £14 to £270

Our fee assumes that

- a. This is a standard transaction and 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
- b. The transaction is concluded in a timely manner and no unforeseen complications arise
- c. All parties to the transaction are co-operative and there is no unreasonable delay from third parties providing documentation
- d. No indemnity policies are required. Additional disbursements may apply if indemnity policies are required.

### How long will my remortgage take?

This will depend on a number of factors. The average process takes between 2 to 4 weeks.

It can be quicker or slower, depending on the receipt of the mortgage offer from the new lender.

### Stages of the Process

- Take your instructions and give you initial advice
- Check finances are in place and contact lender's solicitors if needed
- Request redemption statement from current lender
- Go through conditions of mortgage offer with you
- Send Mortgage Deed to you for signature and agree completion date with your
- Request mortgage funds
- Obtain pre-completion searches
- Arrange for all monies needed to be received from lender and yourself (if applicable)
- Complete remortgage
- Deal with application for registration at Land Registry
- Forward you completion of registration so that you are aware that everything has been finalised