



WADDINGTON
TURNER WALL
Solicitors

Re-mortgage of a Property		
Costs	For information	Example (£) Based on 2 people re-mortgaging a property valued at £140,000
Basic Cost	Based on one charge	£375.00
VAT	20% of basic cost	£75.00
Land Registry search (per title)	To check that there have been no changes to the property title since the start of the transaction and to place a priority on the title to ensure no changes are made until we have registered the re-mortgage	£3.00
Land Registry Fees (see Scale 2)	Registration fees	£30.00
Insurance	Mortgage lenders do not always require full searches on a re-mortgage. In this case we will carry out a 'no search' indemnity policy	£16
Bankruptcy search	£2.00 is charged per person	£4.00
Copy document/Official copies	£3.00 is charged per document – if any	£3.00
Bank charges	Average cost	£36.00
TOTAL		£542.00
<p>Please note: Costs may vary dependent upon:</p> <ul style="list-style-type: none"> • the value of the property • the amount being borrowed • whether or not the lender requires full searches or a search indemnity. Please be aware that if full searches are required by the lender then the estimated cost is £230. • the number of titles included in the transaction • the number of parties involved 		

Mortgage of a Property		
Costs	For information	Example (£) Based on 2 people mortgaging a property valued at £140,000 (no existing mortgage to repay)
Basic Cost	Based on one charge	£300.00
VAT	20% of basic cost	£60.00
Land Registry search (per title)	To check that there have been no changes to the property title since the start of the transaction and to place a priority on the title to ensure no changes are made until we have registered the mortgage	£3.00
Land Registry Fees (see Scale 2)	Registration fees	£30.00
Insurance	Mortgage lenders do not always require full searches on a mortgage, in this case we will carry out a no search indemnity policy	£16
Bankruptcy search	£2.00 is charged per person	£4.00
Copy document/Official copies	£3.00 is charged per document – if any	£3.00
Bank charges	Average cost	£36.00
TOTAL		£452.00
<p>Please note: Costs may vary dependent upon:</p> <ul style="list-style-type: none"> • the value of the property • the amount being borrowed • whether or not the lender requires full searches or a search indemnity. Please be aware that if full searches are required by the lender then the estimated cost is £230. • the number of titles included in the transaction • the number of parties involved 		

Land Registry Fees	Scale 1	Scale 2
Up to £80,000	£20.00	£20.00
£80,001 – £100,000	£40.00	
£100,001 – £200,000	£95.00	£30.00
£200,001 - £500,000	£135.00	£40.00
£500,001 - £1,000,000	£270.00	£60.00
Over £1,000,001	£455.00	£125.00