



WADDINGTON
TURNER WALL
Solicitors

| Illustrative Fee Estimate for Re-mortgage of a Property | | |
|--|---|--|
| Costs | For information | Example (£) Based on 2 people re-mortgaging a property – borrowing £100,000 |
| Basic Cost | Based on one charge | £550.00 |
| VAT | 20% of basic cost | £110.00 |
| Telegraphic Transfer Fee | Fee for processing bank transfer (inclusive of VAT) | £24.00 |
| 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 |
| Registration Fee | Land Registry Fee – see Scale 2 | £20.00 |
| Lender Portal Fee | £30.00 – fee charged to receive the mortgage offer via lender. | £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 | £16.00 |
| Bankruptcy search | £2.00 is charged per person | £4.00 |
| Copy document/Official copies | £3.00 is charged per document – if any | £3.00 |
| Anti-Money Laundering (AML) Check | £7.20 per person | £14.40 |
| Bank transfer charges | Average cost | £24.00 |
| TOTAL | | £798.40 |

Please note:

Costs may vary dependent upon:

- 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 £270.
- The number of titles included in the transaction.
- The number of parties involved.

This is not an exhaustive list of the fees likely to be incurred nor is this estimate a binding quote. We would always recommend obtaining a personalised quote by calling us on 01535 662644 and asking for a member of our Property Team

| Illustrative Fee Estimate for Mortgage of a Property | | |
|--|--|---|
| Costs | For information | Example (£) Based on 2 people mortgaging a property - borrowing £250,000 (no existing mortgage to repay) |
| Basic Cost | | £450.00 |
| VAT | 20% of basic cost | £90.00 |
| Telegraphic Transfer Fee | Fee for processing bank transfer (inclusive of VAT) | £24.00 |
| 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 |
| Registration Fee | Land Registry Fee – Scale 2 | £20.00 |
| Lender Portal Fee | £30.00 – fee charged to liaise with the mortgage lender via portal. | £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 | £16.00 |
| Bankruptcy search | £2.00 is charged per person | £4.00 |
| Copy document/Official copies | £3.00 is charged per document – if any | £3.00 |
| Anti-Money Laundering (AML) Check | £7.20 per person | £14.40 |
| Bank transfer charges | Average cost | £12.00 |
| TOTAL | | £666.40 |
| <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 £270.
- The number of titles included in the transaction.
- The number of parties involved.

This is not an exhaustive list of the fees likely to be incurred nor is this estimate a binding quote. We would always recommend obtaining a personalised quote by calling us on 01535 662644 and asking for a member of our Property Team