



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	£7.00
Registration Fee	Land Registry Fee – see Scale 2	£20.00
Lender Portal Fee	£43.20 – fee charged to receive the mortgage offer via the lender's portal.	£43.20
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	£6.00 is charged per person	£12.00
Copy document/Official copies from Land Registry	£7.00 is charged per document – if any	£7.00
Anti-Money Laundering (AML) Check	£7.80 per person	£15.60
Bank transfer charges	Average cost	£24.00
TOTAL		£828.80
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 £350.
- 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

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.

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