



Fixed Price Remortgage Legals

When it comes to remortgaging your property, you don't want to be stumped with a huge Conveyancing bill. Here is a guide to our Fixed Price Remortgage deal and why it gives you huge value for money.

What is included?

- Solicitor's legal fee
- Land Registry Fees
- Land Registry Search
- Bankruptcy Searches
- Search Indemnity Insurance
- Office Copy Entries
- Electronic ID checks
- Redemption of first and subsequent charges via BACS**
- VAT and Insurance premium tax

What are the benefits to me?

- A choice of some of the UK's top most trusted suppliers.
- Fits well if your lender gives you cash back as part of your mortgage deal.
- Legal protection — a great alternative if a lender offers 'free legals'. Through this deal, your Solicitor will act in both yours and the lender's best interests (as opposed to just lender).

What happens if it isn't a straightforward remortgage?

Sometimes when remortgaging your property there may be some additional work required. It may be a Buy to Let or Leasehold property for example, which may require some extra time on the Solicitors part.

Here are some common examples of the additional work when remortgaging, what they mean and why additional charges are required*...

- **Transfer of Equity** - A Transfer of Equity is when an individual is added or removed from the ownership of a property. A Deed of Transfer will be drafted for each party to sign.
- **First Registration at Land Registry** - The first time the property is registered at Land Registry. If you have owned the property since before 1990 and haven't mortgaged it since it might not be registered; therefore at the time of the remortgage, first registration will be required.
- **Buy to Let property** - When a remortgage includes dealing with a Buy To Let property, an additional charge will be required due to the additional work needed, for example checking tenancy agreements.
- **Leasehold property** - More legal work is required when remortgaging a leasehold property as the Solicitor will need to check that the length of the lease complies with the mortgage lender's requirements, plus other additional work.
- **Shared Ownership** - You may wish to buy more shares in the property by staircasing. Additional work is required because of the dealings with all parties and increasing the equity held by the property owner.

* Please note, these are just some of the examples.