# GOUGH THOMAS & SCOTT SOLICITORS

## MORTGAGES AND REMORTGAGES

This guide is for the mortgage or re-mortgage of a normal residential house. The range of costs given below takes into account the fact that some transactions are more basic than others. There are a lot of factors that can influence the amount of time, work and expertise required.

**As a general guide, the basic work to mortgage a house will involve the following:**

- Taking your instructions and providing initial advice
- Dealing with client care matters including ID documents and checks
- Looking at your deeds, and confirming what documents and information we require for the lender
- Liaising with you regarding completing forms to give background information on the property and works carried out to it
- Obtaining and checking through the title to the property and resolving any issues that may arise (this will be entirely dependent on the property. Some properties may have no issues and others may have complex issues).
- Receiving and checking through your mortgage offer and valuation (if provided to us)
- Providing you with the advice required by your mortgage company
- Referring any necessary matters to the mortgage company and complying with any conditions the mortgage company impose
- Submitting the necessary searches, then going through the search results and following up on any necessary issues
- Agreeing and finalising the paperwork for signature and sorting out dates
- Seeing you to sign the mortgage documents
- Completing and submitting the required certificate to the mortgage company
- Requesting funds and organising their release, and discussing arrangements for transfer of funds on completion
- Completing the mortgage and notifying all relevant parties
- Applying for registration of the mortgage at the Land Registry
- Dealing with any requisitions raised by the Land Registry and generally progressing the registration
- Checking through the completed registration. Sorting the file and deeds.
- Checking and sending any necessary documents to the lender
- Send all necessary deeds and documents to the mortgage company and to you
- Sorting and closing the file

**Additional work that may be required is:**

- Sorting out any issues over ownership of the property (updating names on deeds, dealing with other financial interests) if required

- Resolving complex title matters which can involve a significant amount of work (this will be entirely dependent on the title to the property)
- If you have an existing mortgage, contacting them for redemption information, then dealing with redemption and removal of the charge from your deeds
- Obtaining and advising on any necessary title insurance policies
- Dealing with titles to properties that are not registered at the Land Registry. We have particular expertise in this type of property, but unregistered titles are often more complex to deal with

**More complex transactions**

There are some mortgages and remortgages where more work is involved and as such, the costs are going to be higher. Typically these are:

- leasehold properties
- freehold properties with a management company
- mortgage of only part of the land in your ownership
- mortgages with non-high street lenders

**Timescales**

These will vary depending on the mortgage company involved. How quickly you can get together documents and information and provide it to us is obviously key. As a rough guide, most transactions take around 4 - 6 weeks from receipt of mortgage instructions to get to completion. However, there are lots of things that can influence this.

**Costs**

Our fees are estimated on a tailored and individual basis. There are a lot of things that can influence the costs involved. We make an estimate based on the amount of time we anticipate spending on a transaction. Therefore, whilst the figures below are a general guide, it is important you rely on the estimate given to you by your Solicitor for your individual transaction.

Please note that we never pay referral fees to Agents, Brokers or websites for passing your details to us. We do not currently charge separately for bank transfers.

**Mortgage or Remortgage of a Freehold Property that does not involve additional work (as described above):**

| | |
|---|---|
| Borrowing up to £300,000 | £750 plus VAT |
| £300,001 - £600,000 | £750 - £950 plus VAT |
| £600,001 plus | Please contact us |

**Expenses incurred**

Title Documents

These will need to be obtained if your property is registered with the Land Registry. Each document costs £3 plus VAT and the number required will depend on your property deeds.

Searches

These will entirely depend on the requirements of your mortgage company. We pass these on at cost and they are official searches carried out with the relevant official organisations, rather than personal searches provided by a company, which some firms rely on. If they do not already have VAT on them, we are required by HMRC to add VAT to them. For a residential property without land we would recommend budgeting between £250 - £400 for searches.

Other costs:

- Additional legal fees may apply if the transaction is more complex, as detailed above.
- There can also be costs incurred for expenses such as indemnity insurance policies, which will all be specific to the transaction and cannot be anticipated in advance
- Leasehold properties will tend to involve fees to Freeholders and/or Managing Agents notifying them of the change of mortgage lender, which vary depending on the individuals / companies involved

HM Land Registry

The Land Registry charge a fee for registration of the new mortgage. This is based on the amount borrowed. The smallest Land Registry fee is £20 and the highest is £1,050.

The Land Registry fee will be higher than this if the mortgage of your property triggers first registration of the property at the Land Registry.

We will advise you of the fee applicable to your transaction when instructed.