

[Remortgage of your residential property](#)

[Who will deal with your matter?](#)

Our team has over 26 years of collective experience in delivering high quality work in all matters relating to residential conveyancing.

We have two members of the team who may work on your matter which will be supervised by Jack Cranage, Solicitor, who is our Head of Conveyancing.

[How much will it cost?](#)

Our fees cover all of the work required to complete the remortgage of your property, including dealing with your mortgage company to redeem the present mortgage, if any, and replacing it with your new mortgage, as well as liaising with the solicitors acting for your new mortgage company, if any.

Our fees and disbursements

- Our legal fee will be £450 plus VAT.
- HM Land Registry fee will be £3 in order to obtain a copy of the register.
- HM Land Registry search fee of £3
- bankruptcy search of £2 per borrower
- Electronic Transfer fee of £22 plus VAT.

In addition there will be the land registration fee in order to register the new mortgage at the land registry and this will depend upon the level of your borrowing.

We will be able to advise you upon this once we received your mortgage offer.

Finally, if you are remortgaging with a new mortgage company, then there will be disbursements relating to searches of around £256.

Disbursements are costs related to your matter that are payable to third parties, such as HM Land Registry fees. We handle the payment of the disbursements on your behalf to ensure a smoother process.

[How long will my remortgage take?](#)

How long it will take from our receiving your new mortgage offer until the old mortgage is paid off and the new mortgage is registered at HM Land Registry will depend on a number of factors. The average process takes between 2-4 weeks. It can be quicker or slower, depending on whether you are remortgaging a leasehold property that requires an extension of the lease, this can take significantly longer, between 2 and 4 months. In such a situation, additional charges would apply.

Stages of the process

The precise stages involved in the remortgage of a residential property vary according to the circumstances. However, some key stages include:

- Take your instructions and give you initial advice
- Check finances are in place to redeem the mortgage and contact lender's solicitors, if needed
- Draft and advise on the mortgage deed and documents
- Obtain further planning documentation if required
- Send a final deed to you for signature
- Agree a completion date (date from which the new mortgage is in place)
- Arrange for the old mortgage to be redeemed and then the balance, if any, less our fees, to be sent to you
- Complete the remortgage

Remortgage of a leasehold residential property

All of the above facts as they relate to the remortgage of a freehold property also apply to the remortgage of a leasehold property, with the addition, that a Notice of Charge will need to be sent to the landlord together with a fee for this Notice. We can advise you of that fee once we have a copy of the lease.