

RE-MORTGAGE

INTRODUCTION

Thank you for looking at our property services. Making the decision to remortgage your home can be just as life changing as buying your first property. A remortgage is when you either renegotiate with your current lender or change the mortgage on your property to a new lender. It is important to speak to a mortgage adviser to go through the options with you. There are many reasons you may wish to remortgage such as:

- To reduce the interest rate on your mortgage
- To fix your monthly payments and protect against possible future rate rises
- Raising money to carry out home improvements
- Raising a cash lump sum by releasing equity from your home
- Change in personal circumstances such as a marriage or divorce
- Consolidate your debts

WHY US?

We have an experienced team who understand the stress involved of re-mortgaging your property, who know the banks, building societies and mortgage lenders work. Our approach is a simple, we provide a first-class service from our expert team who make the difference by taking the stress away from you and dealing with matters on your behalf. Communication is key which can ultimately Property matters can be complex, and our team are made up of highly qualified Solicitors who have the legal and technical “know how” to resolve any issues as they arise in a professional and efficient manner.

You will have the confidence that you are our priority, with our aim being that any member of the team is available to speak with you when you need some clarity and certainty at any stage in the process. We feel this provides reassurance and gives you an outlet for any concerns that you may have. We not only want to provide that first-class service, but value for money and no hidden fees.

We are proud to hold Lexcel and CQS Accreditations, issued by the Law Society. This involves the firm undergoing a rigorous audit process which ensures we maintain high levels of client care.

PRICING

In addition to making your remortgage stress-free, we work on a fixed fee basis, so that you know what the fees will be.

If during the transaction there is a new development, we will discuss the change in fees with you and agree a way forward. Our fees are set out as:

Remortgage

Item	Amount	VAT	Subtotal
Our Fees			

Disbursements	Amount	VAT	Subtotal
ID Check			
Telegraphic Transfer Fee			
Land Registry Fee			
Bankruptcy Search			
Land Registry Pre Completion Search			
Nationwide Conveyancing Search Park which includes: Regulated authority search Regulated drainage and water searches Groundsure Homebuyers report (Environmental Searches including Flood Data)			
VAT payable			
Subtotal			
Estimate Total			

TIME SCALES

A typical remortgage takes between 6 and 8 weeks, however it can be longer if there are any complications such as an application be rejected. The process may also take longer if you switch lenders compared with getting a new deal with your current mortgage company.

KEY MILESTONES

With every transaction there are key milestones, which may vary according to individual circumstances. They may be as follows:

- Take your instructions and give initial advised based on the information you have provided
- Requesting the Title Deeds and Redemption Statement
- Obtaining Official Copies of the Title
- Checking the Title
- Checking Official Copies
- Leasehold properties will require the lease to be checked and enquiries made if relevant
- Searches
- Checking the mortgage offer
- Preparing for completion
- Requesting final redemption statement
- Requesting the mortgage advance
- Completion
- Registration

EXCLUSIONS

We do not undertake mortgage or tax advice and we would recommend you seek advice from an independent mortgage broker or financial adviser.

We do not carry out valuations on your home, this will be conducted by your new lender.

