

LesterCampbell

PROPERTY SOLICITORS

RE-FINANCE OF COMMERCIAL PRICE LIST

What is a remortgage?

When you change mortgage provider from one lender to another a conveyancer is required to check that the property's title is suitable security for the new lender and to also oversee repayment of the old mortgage and removal of the registered charge from the registered title at Land Registry and registration of the new charge in favour of the new lender at the Land Registry.

A conveyancer may also need to be instructed when switching from one product to another with the same lender or where a person is being added or removed from the title and mortgage.

Fixed Price Conveyancing

Our fees are fixed at the outset and include all work incidental to a typical re-finance transaction.

Additional fees would only be applied if additional work is required which does not form part of a typical transaction. To ensure there are no surprises, our Additional Fee Guide is included below.

We would **strongly advise you to contact us for a personal quote confirmation** so that we can check these for you and also apply any current promotions you may be eligible for.

Property Value - Commercial Remo	Our Fee	Infotrack Commercial Search Services Pack. Fee	Thirdfort AML Search Fee	VAT on fees	Perfect Portal App Fee	Land Registry Fee	TOTAL
< £100K	£1,045.00	£500.00	£50.00	£319.00	£5.81	£20.00	£1,939.81
£100,001 to 200,000.99	£1,095.00	£500.00	£50.00	£329.00	£5.81	£30.00	£2,009.81
£200,001 to 500,000.99	£1,195.00	£500.00	£50.00	£349.00	£5.81	£45.00	£2,144.81
£500,001 to £1m	£1,295.00	£500.00	£50.00	£369.00	£5.81	£65.00	£2,284.81
£1m and over	0.13%		£50.00		£5.81	£140.00	

Occupational Leases

If the property is subject to an occupation lease(es) an additional fee of £995.00 plus vat will be payable in respect of each lease that we need to report on.

Bank Transfer Fees

Same day bank transfers are £50.00 plus VAT per transfer. Mortgages will usually require a same day bank transfer and we will return surplus funds to your account on the day of completion by same day transfer unless you request a free BACS payment, which takes up to 3 working days to clear.

Infotrack Search Services Pack Fee

The Infotrack Search Services Fee includes administrative costs payable to Infotrack for use of their onboarding technology, which helps speed up the conveyancing process, and Land Registry documents and pre-completion searches ordered using their platform. It also includes any charges incurred for use of InfoTrack's Docusign tool.

This enables us to simplify our charging structure. We charge you a fee but cover the cost of these disbursements.

Thirdfort AML App Fee

We will ask you to submit identification documents and complete a source of funds questionnaire via the Thirdfort app. We charge a fee of £30 per person for this service. Thirdfort is currently the market leader for provision of AML check services and uses the most up to date technology. Additional information is available on request.

What is the Perfect Portal Case Tracking App Fee?

The Perfect Portal App Fee is payable for an app which enables you to keep track of your case. Key stage updates will be provided via the App to you and those connected with your case.

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Land Registry Fee

The fee quoted in the table presumes the application can be submitted to the Land Registry electronically and is eligible for a 55% reduction on the full fee payable.

Some applications have to be submitted by post and will attract an increased fee. This includes new properties being registered for the first time and older properties with unregistered title deeds which have never been registered at the Land Registry. Where the increased fee applies the Land Registry fee stated should be multiplied by 2.

Additional Fee Guide

The above fees include all work incidental to a usual transaction. Additional fees will be payable for the following works which are **outside the scope of a typical instruction**:

Additional Fee Guide	Fee	VAT @ 20%	Total
Redemption of additional charge or removal of a restriction	£195.00	£39.00	£234.00
First registration of unregistered title deeds	£195.00	£39.00	£234.00
Additional fee where buyer is company and buying with a mortgage in respect of complying with company law aspects and registration of charge at Companies House	£195.00	£30.00	£180.00
Preparation of a Sworn Statement in connection with a title defect	£195.00	£39.00	£234.00
Preparing and advising in relation to a simple Declaration of Trust	£295.00	£59.00	£354.00
Preparing and advising in relation to a complex Declaration of Trust		Price on request	
Additional fee where loan is a short-term bridging loan	£495.00	£99.00	£594.00
Drafting a Deed of Variation to correct a Lease Defect	£795.00	£159.00	£954.00

Should you be concerned that any of the above additional charges might apply please contact us to enquire.