

Remortgaging – additional fees you might need to pay

Our Society was founded over 130 years ago when a group of people came together to help each other buy homes of their own. And that's still our purpose today. We've moved on a bit since then. Nowadays, when you remortgage your home, you'll pay a fixed, guaranteed fee when you use our Conveyancing Service.

But there may be other costs you haven't considered, such as extra work or services that aren't covered by the standard conveyancing fee. And it's only fair to let you know about these now so there are no nasty surprises down the line.

So, how do you know if you'll need to pay additional fees? Well, your conveyancer will talk with you to find out what you need. If any additional work or services are required, you'll need to give your consent to these first – you won't be charged a penny for these until we have your OK to go ahead.

And so you know upfront what kind of work or services you'll need to pay extra for, here are some examples of some of the most common additional fees:

Additional work	Additional fee (excluding VAT)
Admin fee to order document/leases referred to in office copies	£10 + document cost
Checking and approving an existing solar panel lease	£90
Completing electronic ID checks (per customer)	£5
Dealing with independent solicitors	£130 hourly rate
Dealing with independent solicitors (to send purchase monies only)	£40
Deed of guarantee	£150
Deed of postponement	£195 per deed
Drafting and enduring power of attorney	£95
Drafting RX3/RX4 forms	£50
First registration at Land Registry (plus Land Registry fee above £20)	£95 + additional Land Registry fee payable above £50 for remortgage
Forwarding a register completion sheet/updated registers of title to borrower	£20
Forwarding pre-registration deeds and documents	£10
Freehold purchase fee	£195 + any additional Land Registry fees, searches or stamp duty land tax
Investigating bankruptcy entries per case (insolvency check)	£30
Investigating the title to additional land	£45
Landlord or Management Companies	Variable cost - Any notice fee payable to the Landlord or management company in accordance with the terms of leases/transfer
Lease extensions and amendments	£350 + Disbursements
Leasehold supplement (complex cases that do not meet the Fast Track criteria)	£95
Letters of postponement from the Ministry of Defence or local authorities on right to buy cases	£50 per letter
Obtaining a bespoke indemnity insurance policy (plus policy premium)	£45
Obtaining/processing a change of name deed/marriage certificate or verifying the borrowers name or address to Land Registry	£10
Other additional work not listed here	£130 hourly rate
Pending repossession	£150
Processing an overpayment received from a previous lender not due to the fault of the panel firm	£25
Purchasing a further share in a shared ownership property	£195 and disbursements
Redeeming and discharging an Islamic finance loan	£195
Redeeming an existing Help to Buy mortgage	£75
Registering a 3rd party transfer of Title	£100 + any additional Land Registry fees, searches or stamp duty land tax
Removal of third and subsequent charges	£30 per change
Removing a personal charge	£150
Removing a tenancy in common restriction	£50
Returning a mortgage advance to a lender when completion delayed by borrower (plus same day payment fee)	£25 and TT fee
Reversing legal completion	Up to £390

Additional work (continued)	Additional fee (excluding VAT)
Satisfying a special condition in the mortgage offer	£90 hourly rate
Shared ownership leases (purchase of an additional tranche)	£195 + any additional Land Registry fees, searches or stamp duty land tax
Simple declarations of trust	£195
Sourcing a shortfall over £1000	£25
Stamp Duty Land Tax admin fee	£75
Electronic money transfer of surplus funds to the borrower (per transfer)	£20.83
Electronic money transfer fee to redeem each existing charge (per transfer)	£20.83
Transfer of equity	£245 + any additional Land Registry fees, searches or stamp duty land tax