

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, although we've moved on a bit since then. Nowadays, we have a dedicated Conveyancing Service - and if you use it to remortgage your home, you'll pay a fixed, guaranteed fee.

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 extra work or services are required, you'll be asked to give your consent to these first - meaning you won't be charged a penny until you've given us the go ahead.

Just to give you some idea of what type of things you may need to pay extra for, here are a few examples of the most common additional fees:

Additional work	Additional fee (excluding VAT)
Admin fee to order documents/leases referred to in office copies (plus document cost)	£10 + document cost
Assignment/reassignment of life policies (per policy)	£30
Cancelling cheque	£25
Checking an existing tenancy agreement	£50
Checking and approving an existing solar panel lease	£90
Completing electronic ID checks (per customer)	£5
Completing and verifying identification checks for expat customers	£40
Completing tenement checks on a flat or tenement property (Scotland) (on non fast track cases only)	£75
Dealing with independent solicitors	£130 (hourly rate)
Dealing with independent solicitors (to send purchase monies only)	£40
Dealing with an unsecured loan	£25
Deed of guarantee	£150
Deed of postponement	£195 (per deed)
Deed of variation	£50
Defective title (hourly rate plus disbursements)	£130
Drafting a matrimonial separation agreement	£50
Drafting an enduring power of attorney	£95
Drafting assured shorthold tenancy	£95
First/voluntary registration at Land Registry (plus outlays)	£95
Forwarding a copy of title information document/updated registers of title to borrower	£20
Forwarding pre-registration deeds and documents	£10
Insufficient postage on documents received from customer	£5
Investigating bankruptcy entries per case (insolvency check)	£30
Investigating the title to additional land	£45
Land and Buildings Transaction Tax admin fee	£75
Letters of postponement from the Ministry of Defence or local authorities on right to buy cases	£50 (per letter)
Matrimonial waiver	£15
Obtaining a letter of undertaking re search (Scotland)	£15
Obtaining a letter of undertaking re Title (Scotland)	£50
Obtaining a bespoke indemnity insurance policy (plus policy premium)	£45
Obtaining/processing a change of name deed/marriage certificate or verifying the borrower's name or address to Land Registry	£10
Other additional work not listed here	£130 (per hour)
Pending repossession	£150
Postponing a completion at the request of the customer where the panel firm have received all of the necessary documents from the customer and submitted the COT at the customer's request	£30
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
Redeeming and discharging an Islamic finance loan	£195

Additional work (continued)	Additional fee (excluding VAT)
Redeeming an existing Help to Buy mortgage	£75
Registering a 3rd party transfer of Title	£100 + any additional Land Registry fees, searches or Land and Buildings Transaction Tax admin fee
Removal of second charge	£0
Removal of third and subsequent charges	£30 (per change)
Removing a personal charge	£150
Returning a mortgage advance to a lender when completion delayed by borrower (plus same day payment fee)	£25 + TT fee
Reversing legal completion	Up to £390
Satisfy & remove a restriction/caution (inhibition in Scotland)	£150
Satisfying a special condition in the mortgage offer	£90 (per hour)
Settling an IFA's professional fees	£20.83
Simple declarations of trust	£195
Sourcing a shortfall over £1000	£25
Spilt off from parent title/creation of servitude rights/burdens (Scotland)	£195 and disbursements
Telegraphic transfer of surplus funds to the borrower (per transfer)	£20.83
Telegraphic transfer to redeem each existing charge (per transfer)	£20.83
Title deeds storage fee (Scotland) (per annum)	£75 per annum
Transfer of equity (plus Land Registry fees, searches, Land and Buildings Transaction Tax admin fee)	£245 + any additional Land Registry fees, searches or Land and Buildings Transaction Tax admin fee
Unclear searches (investigating entries)	£75