

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
Assignment/reassignment of life policies (per policy)	£30
Cancelling a 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
Dealing with independent solicitors (hourly rate)	£130
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 statutory declaration	£50
Drafting assured shorthold tenancy	£95
First registration at Land Registry	£95 + additional Land Registry fee payable above £50 for remortgage and full fee for transactional
Forwarding a copy 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 the title to additional land	£45
Letters of postponement from the Ministry of Defence or local authorities on right to buy cases (per letter)	£50
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 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
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 second charges	£0
Removal of third and subsequent charges	£30 per charge
Removing a personal charge	£150
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)
Satisfy & remove a restriction/caution (inhibition in Scotland and Northern Ireland)	£150
Satisfying a special condition in the mortgage offer	£90 per hour
Settling an IFA's professional fees	£20.83
Shared ownership Leases (including purchases of additional shares) plus Land Registry fees, searches, stamp duty/land tax	£195 + any additional Land Registry fees, searches or stamp duty land tax
Sourcing a shortfall over £1000	£25
Stamp Duty Land Tax admin fee	£75
Telegraphic transfer of surplus funds to the borrower (per transfer)	£20.83
Telegraphic transfer to redeem each existing charge (per transfer)	£20.83
Transfer of equity (plus Land Registry fees, searches, stamp duty land tax)	£245 + any additional Land Registry fees, searches or stamp duty land tax
Unclear searches (investigating entries)	£75
Upgrading a legal title	£50
Name Rectification on the Land Registry (NI Only)	£25