

Cross Solicitors Cost Guide for a Remortgage of a Residential Property

Our costs are a **fixed fee** and based on the value of the property. There may then be other aspects of the transaction that affect the final costs.

For dealing with the “typical steps” of a Remortgage			
Loan Amount	Costs	VAT (20%)	Total Costs (Including VAT)
Loan amount up to £500,000.00	£495.00	£99.00	£594.00
Over £500,000.00	Our costs range from £1,000 to £3,000 plus vat @ 20% (totalling £1,200 - £3,600) depending upon the value of the property and the complexity of the transaction. In exceptionally complex matters, our costs may exceed this range, but we would discuss this with you and provide a detailed cost estimate at the outset.		

Supplemental Legal fees for Sales			
Supplemental Fees	Costs	VAT (20%)	Total Costs (Including VAT)
Telegraphic Transfer Fee	£25.00	£5.00	£30.00
A house with solar panels	£150.00	£30.00	£180.00
A house or an apartment with a management company	£200.00	£40.00	£240.00
Islamic Mortgage	£500.00	£100.00	£600.00
Help to Buy Equity Charge	£150.00	£30.00	£180.00
Limited Company	£200.00	£40.00	£240.00
Statutory Declarations being Drafted	£150.00	£30.00	£180.00
Indemnity Policies being organised	£50.00	£10.00	£60.00
Electronic ID Check	£16.67	£3.33	£20.00

Disbursements (payments to third parties)	
Land Registry Official Copies (£3 per document) - Usually 3 required.	£9.00
On a Leasehold sale – management information pack from Managing Agents and / or Landlord (typically)	£360.00
Searches Indemnity Insurance (if your lender will accept)	£30.00
Searches (if your lender will not accept indemnity insurance)	£280.00
Land Registry Fee (scale 2)	https://www.gov.uk/guidance/hm-land-registry-registration-servicesfees

Work included and key stages

The precise work and stages involved in the purchase of a residential property vary according to the circumstances. However, we have set out the “typical seps” involved in a typical purchase transaction:

- Take your instructions and give you initial advice
- Contact your lender (if any) for a redemption statement
- Request a management pack from your landlord
- Carry out searches
- Request drawdown of mortgage advance
- Complete re-mortgage
- Deal with redemption of any mortgages

Services excluded

Our service will **not** include any of the following:

- Advice on the value of the property.
- Advice on the suitability of your mortgage or any other financial arrangements.
- A physical inspection of the property.
- Advice on any search result findings that identify contaminated land, fracking sites or other environmental issues.
- Advice on tax (other than SDLT) or other accounting matters.

Timescales

The average time taken from first instructing a conveyancer to completing our transaction is between four and six weeks.

Our Team

Our ongoing success is largely due to our team of exceptional solicitors, case handlers and dedicated support staff.

The stability and strength in depth of the company is reflected by our excellent staff retention rate; the large majority of our staff have been with the firm for over 10 years. This provides many inherent benefits to our clients including continuity, familiarity and a breadth of experience that is difficult to replicate.

There are four separate teams in our conveyancing department with the following case handlers, although you can be sure that whoever is assigned to your matter they will have the knowledge and experience to deal with it professionally and efficiently.

- Byron Cross, solicitor and partner, with over 15 years experience in conveyancing
- Jasmin Boyes, also a partner with over 10 years experience in conveyancing.
- Callum Jones, trainee solicitor.
- Pamela Hollingsworth, conveyancing executive with over 30 years experience.

The supervisor of all work in the conveyancing department is Brian Cross, solicitor with over 40 years experience.