

# Standard Legal Fees Explained

## Remortgage Transactions Only

If the applicant chooses a mortgage with 'standard legal fees paid by lender', we'll pay the basic legal costs for dealing with the new mortgage. The legal work must be carried out by a firm of Solicitors assigned by our Solicitor panel management firm, Legal Marketing Services Ltd. The firm will only act on our behalf.

**We won't pay the costs for** any extra work outside of a standard remortgage transaction, such as:

- Further valuation reports
- Related legal services
- Transfer of Equity
- Deed of Postponement
- Deed of Grant
- Deed of Variation
- Merger of freehold or leasehold title
- Leasehold supplements
- Change of name
- Telegraphic transfer of surplus funds to borrower
- Local searches for loans over £1,000,000
- If an exceptional amount of work is needed to correct a defective title.

### For all remortgage cases there are some administration fees which we won't pay for:

- ▶ A telegraphic transfer fee of £30 + VAT is payable where the legal firm pays off an existing loan or sends any surplus funds to your applicants.
- ▶ A fee of £5 + VAT (per customer) is payable upon the completion of Electronic ID checks.

### For remortgage cases on leasehold properties there may be an additional legal fee which the applicant must pay for:

- ▶ A leasehold supplement fee of £95 + VAT may be applicable where a full leasehold title check is necessary. This fee may apply in the following scenarios for example, the loan amount exceeds £1million, the property is leasehold and the landlord is a Local Authority or Housing Association, the property is leasehold and the loan to value exceeds 85%. Please note this list is not exhaustive.

## Additional Legal Fees

Other fees may be charged for additional work and services required over and above the standard legal work in a fees assisted remortgage case. The legal firm will discuss your applicants' requirements with them and obtain their consent to proceed before any fees are charged. Some examples of the most common additional fees which can be charged are listed below.

Additional Work	Additional Fee (excluding VAT)
Applying a Declaration of Trust	£195
Applying a Deed of Guarantee or Deed of Variation	£150
Checking and approving an existing solar panel lease	£90
Completing and verifying identification checks for expat customers	£40

Additional Work	Additional Fee (excluding VAT)
Completing Electronic ID checks (per customer)	£5
Completing leasehold title checks on a leasehold property (Where full title check required)	£95
Completing tenement checks on a flat or tenement property (Scotland)	£75
Dealing with independent solicitors (hourly rate)	£130
Dealing with independent solicitors (to send purchase monies only)	£40
Dealing with lease extensions and amendments (acting for borrower, simple case)	£750
Dealing with lease extensions and amendments (acting for borrower, complex case) (hourly rate)	From £1150
Dealing with Stamp Duty Land Tax or Land Transaction Tax	£75
Dealing with Transfer of Equity (excluding disbursements)	£245
Drafting a Matrimonial Separation Agreement	£50
Drafting a matrimonial waiver	£15
Drafting a Statutory Declaration	£50
Drafting an Assured Shorthold Tenancy	£95
First registration at Land Registry (excluding Land Registry fee)	£95
First registration in Scotland (from Sasine, excluding disbursements) (Complex registrations in Scotland (from Sasine) law firm to confirm cost*)	£95 (*£200 and above)
Forwarding a copy Title Information Document / updated Registers of Title to borrower	£20
Forwarding pre-registration deeds and documents	£10
Investigating bankruptcy entries per case (insolvency register check)	£30
Investigating the Title to Additional Land (including separate titles)	£45
Investigating unclear Land Registry priority searches	£75
Obtaining a bespoke indemnity insurance policy (not a block policy, excluding policy premium)	£45
Obtaining a letter of postponement from the Ministry of Defence or local authorities (per letter)	£50
Obtaining a letter of undertaking regarding searches (Scotland)	£15
Obtaining a letter of undertaking regarding title (Scotland)	£50
Obtaining and registering a Deed of Postponement	£195
Ordering documents or leases referred to in office copies (excluding disbursements)	£10
Other additional work not listed here	£130
Processing a change of name or address at Land Registry	£20
Purchasing a final share in a Shared Ownership Property (including the transfer, excluding disbursements)	£395
Purchasing a further interim share in a Shared Ownership Property (excluding disbursements)	£195
Purchasing a Help to Buy property (excluding new build and shared ownership fees)	£150
Purchasing a related freehold title (excluding disbursements)	Up to £500
Rectifying a defective title (hourly rate excluding disbursements)	£130
Redeeming and discharging an Islamic Finance loan	£245

Continued overleaf...

Additional Work	Additional Fee (excluding VAT)
Redeeming an existing Help to Buy Equity Loan	£75
Registering a third party transfer document (excluding disbursements)	£100
Removing a personal charge (per charge)	£150
Removing a tenancy in common restriction	£50
Removing second and subsequent charges (per charge)	£30
Returning a mortgage advance to a lender when completion delayed by borrower	£50
Reversing legal completion (excluding disbursements)	Up to £390
Reviewing and/or varying an estate rent charge	£195
Satisfying a Land Registry Anti-Fraud Restriction	£75
Satisfying a special condition in the mortgage offer (per condition)	£45
Satisfying or removing a restriction or caution or inhibition in Scotland (not for tenancy in common)	£150
Separating title and creation of servitude rights /burdens (Scotland) (excluding disbursements)	£195
Storing title deeds (Scotland) (per annum)	£75
Telegraphic transfer (same day payment) of surplus funds to the borrower (per transfer)	£30
Telegraphic transfer (same day payment) to redeem existing loans	£30
Validating a gift or loan from a third party (per gift or loan)	£50
Validating the source of a shortfall over £1000	£25

FOR INTERMEDIARY USE ONLY - NOT FOR PUBLIC DISTRIBUTION

For more information, head over to [boi4i.com](https://www.boi4i.com) where you can:



Find resources on our [Working with us Hub](#)



Get answers to common queries from our [FAQs page](#)



**Get in touch** with our team for further support