Legal costs for Stand-alone Mortgaging or Remortgaging Residential Property

There are two main elements to the legal costs of buying or selling residential property:

- our charges;
- expenses we must pay out on your behalf

Our charges

We charge a fixed price of £750.00 depending on the value of the property in question and how complex the title to the property is (this is normally determined by the boundaries of the property and the area of land being purchased in addition to the property).

If a matter or transaction does not reach a conclusion, we reserve the right to charge for the work done, using our normal hourly charging rate. Currently our hourly rates are as follows:

Senior Solicitors qualified 8 years +	£288.00
Solicitors qualified from 4 to 8 years	£247.00
Newly Qualified Solicitors and Legal Executives	£200.00
Trainee Solicitors and other junior fee earners	£145.00

This applies even where a fixed rate has been agreed for the whole matter.

Our charges do not include VAT, which we will add to your bill at the prevailing rate, currently 20%.

The above charges are based on a straightforward remortgage of a freehold house for an individual or couple with benefit of a mortgage provided by a mortgage provider upon whose panel we are members.

Expenses

Although our charges are fixed, we would usually expect to incur certain expenses your behalf which we will also add to your bill. The amount of expenses can vary and the following is an estimate only:

Expense	Estimated amount	VAT chargeable
Local Authority Search (Cumberland Council)	£157.20	**Yes (included)**
Land Registry Search	£8.40	**Yes (included)**
Land Registry Registration Fee	£20.00 - £1,105.00	**No**
Drainage & Water Search (United Utilities)	£74.26	**Yes (included)**
Coal Mining Search	£25.80	**Yes (included)**
Land Charges Search	£7.20 per person	**Yes (included)**

Expense	Estimated amount	VAT chargeable
Electronic Funds Transfer Fee	£24.00	**Yes (included)**
ID Checking Fee	£24.00	**Yes (included)**

Depending on the mortgage lender, it may be possible to obtain “no search” indemnity insurance. The cost of such a policy will depend on the value of your property.

Estimated total legal costs

We estimate that the total cost of remortgaging residential property will be in the range of £1240.86 to £2325.86 including our charges, the expenses we expect to pay on your behalf and VAT.

This estimate includes:

- Identifying you in person to satisfy UK Anti Money Laundering Legislation;
- Obtaining all searches required to satisfy your mortgage lender or alternatively, sourcing “no search” indemnity insurance and completing any Demands & Needs Statement required for issuing this policy;
- Advising you on the terms of the mortgage and drafting all associated paperwork;
- Obtaining, where necessary, a redemption statement for your existing mortgage;
- Submitting Certificate of Title to your new mortgage lender;
- Dealing with your mortgage lender;
- Filing all necessary paperwork with the Land Registry to complete registration of your ownership.

Additional costs

The ‘Estimated total legal costs’ shown above assumes that the property has previously been registered with the Land Registry, that we have identified you in person. Additional amounts may be payable for our charges and/or expenses if the property has not yet been registered at the Land Registry, if we need to use online ID verification.

The ‘Estimated total legal costs’ specifically do not include:

* Leasehold properties;
* Identifying you electronically;
* Drafting any Declarations of Trust.

Likely timescale and key stages

Remortgaging residential properties can take up to 4 weeks depending receipt of search results and the instructions from the mortgage lender. Most matters of this nature involve the following key stages:

* Receiving and checking your mortgage offer;

* Conducting searches on the property;

* Raising specific enquiries of the mortgage lender

* Drafting the Mortgage Deed;

* Attending upon you to obtain your signature to the Mortgage Deed;

* Redemption of your existing mortgage and drawdown of funds;

* Completing the transaction;

* Registering the new mortgage.

Our expertise

Our team has over 60 years of collective experience in delivering high-quality work in all matters relating to buying and selling residential property. Our residential property services team have been members of The Law Society's Conveyancing Quality Scheme since 2011, meaning that our staff are up to date with all trends, requirements and legislation. This also means we can act for the majority of mortgage lenders and assures you of our expertise in residential property work..

For details of the members of the team who may work on your matter, please see: https://www.brockbanks.co.uk/buying-selling-renting-property/. Regardless of who works on your matter, they will be supervised by Ceri Bevan, a Director and Senior Solicitor with over 30 years experience.

Complaints

We want to give you the best possible service. However, if at any point you become unhappy or concerned about the service we have provided, please inform us immediately so that we can do our best to resolve the problem.

In the first instance it may be helpful to contact the person who is working on your case to discuss your concerns and we will do our best to resolve any issues at this stage. If you would like to make a formal complaint, then you can read our full complaints procedure here. Making a complaint will not affect how we handle your case.

We will always attempt to resolve any complaints, but where this is not possible, complaints and redress mechanisms are provided through the Solicitors Regulation Authority and the Legal Ombudsman.

Solicitors Regulation Authority (SRA)

The SRA can help you if you are concerned about our behaviour. This could be for things like dishonesty, taking or losing your money or treating you unfairly because of your age, a disability or other characteristic.

You can raise your concerns with the Solicitors Regulation Authority.

Legal Ombudsman

The Legal Ombudsman can help if we are unable to resolve your complaint ourselves. The Legal Ombudsman will look at your complaint independently and it will not affect how we handle your case.

Before accepting a complaint for investigation, the Legal Ombudsman will check that you have tried to resolve your complaint with us first. If you have, then you must take your complaint to the Legal Ombudsman:

- within six months of receiving our final response to your complaint; and
- no more than:
  - six years from the date of act/omission; or
  - three years from when you should reasonably have known there was cause for complaint.

If you would like more information about the Legal Ombudsman, please use the contact details below:

Visit: www.legalombudsman.org.uk

Call: 0300 555 0333 between 10am to 4pm.

Email: enquiries@legalombudsman.org.uk

Legal Ombudsman, PO Box 6167, Slough SL1 0EH

The Legal Ombudsman deals with complaints by consumers and very small businesses. This means some clients may not have the right to complain to the Legal Ombudsman, eg charities or clubs with an annual income of more than £1m, trustees of trusts with asset value of more than £1m and most businesses (unless they are defined as micro-enterprises). This does not prevent you from making a complaint directly to us.

Complaints and redress via ODR platform

If we are unable to resolve your complaint, and it relates to a contract entered into online or by other electronic means, you may also be able to submit your complaint to a certified alternative dispute resolution (ADR) provider in the UK via the EU ODR platform.

The ODR platform is an interactive website offering a single point of entry for disputes between consumers and traders relating to online contracts. The ODR platform is available to consumer clients only, ie where you have instructed us for *purposes outside your trade, business, craft or profession*.

The website address for the ODR platform is: http://ec.europa.eu/odr.

Regulatory information

Brockbank Curwen Cain & Hall Ltd is authorised and regulated by the Solicitors Regulation Authority (SRA). Our SRA registration number is 00384225.