

WHITEFIELDS SOLICITORS

CONVEYANCING SERVICES INFORMATION FOR MORTGAGES/RE-MORTGAGES:

CONVEYANCING STAFF: Mr. Majid Shafiq, Mr. Saqib Malik, Mr. Alec Jose, Ms. Memoona Nazir, Miss. Jessica Glazier, Mr. Omar Sharif, Miss. Veena Maisuria, Ms. Sadaf Azam, Miss. Furzana Alvi, Miss. Amal Aftab and Mr. Tatenda Dzimwasha (Please refer to 'Our Team' Section of the website to learn more about their experience and qualifications)

KEY STAGES	ANTICIPATES TIMESCALES	ESTIMATED LEGAL FEES PLUS VAT (WHICH IS PAYABLE AT A RATE OF 20%)	DISBURSEMENTS (COSTS PAYABLE TO THIRD PARTIES)
<p>Initial Stages:</p> <ul style="list-style-type: none"> • We take your instructions and obtain and verify your identity documentation. • We obtain money on account and provide you with initial advice. • We obtain Official Copies from the HM Land Registry and inspect Title. • We obtain an indicative redemption statement (only if there is an existing mortgage lender). • We obtain local authority search and additional searches if required. • We check the mortgage offer in particular the mortgage conditions. • We report to you on your mortgage offer. 	<p>The average timeframe to complete a straightforward transaction is approximately 6-8 weeks.</p> <p>Please be advised these timescales are estimated and are subject to change in certain circumstances. It can be quicker or slower depending on various factors such as whether the mortgage lender is separately represented and the number of conditions that need to be satisfied.</p> <p>Please note the stages in mortgage/re-mortgage transaction</p>	<ul style="list-style-type: none"> • LEGAL FEES: £795.00 plus VAT* <p>ADDITIONAL FEES:</p> <ul style="list-style-type: none"> • £35.00 plus VAT for Bank Charges • £12.00 plus VAT for Office Copy Entries • £60.00 plus VAT for Case/Panel Management Fees. • £35.00 plus VAT for ID Verification, Lawyer Checker and Archive Fee. 	<p>-Search Pack Fee/No Search Indemnity fee: approx. £200.00 <i>The Local Authority Search Fee varies from one Local Authority to another. Also, additional searches may also be required. No search indemnity insurance could be arranged instead of searches and the premium amount can vary.</i></p> <p>--Land Registry fee: TBA <i>The fee depends on the value of the property being mortgaged/re-mortgaged. Please refer to HM Land Registry website:</i></p>

*Kindly note the fees quoted above are estimated fees for straightforward transaction, for more details, please refer to the 'Explanatory Notes' in the Conveyancing Section of our website.

<ul style="list-style-type: none"> If you are happy to proceed you must make arrangements to attend our offices to sign the mortgage deed. <p>Pre – Completion:</p> <ul style="list-style-type: none"> We request final redemption statement (if applicable). Request funds from lender by submitting the Certificate of Title. Undertake pre-completion searches. <p>Completion:</p> <ul style="list-style-type: none"> We discharge the mortgage (if applicable). We prepare completion statement and invoice. <p>Post- Completion:</p> <ul style="list-style-type: none"> We forward the title information documents to you and forward any appropriate documents to your lender. We serve Notice of Charge on the Landlord/Management Company (only where the matter is leasehold) 	<p>may vary according to the circumstances.</p>		<p>Fees Calculator (landregistry.gov.uk)</p> <p>-Landlord/ Management Company Notice of Charge fee: TBA <i>Only applicable for leasehold properties, the fee for the Notice can vary and is set by the Landlord/ Management Company.</i></p>
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