

The Mortgage Works (TMW)

England & Wales

Charges for additional costs and services

You may be charged for additional fees for additional work and services over and above the legal work in a free standard legal fee conveyancing case. Your conveyancer will discuss your needs with you and get your consent to proceed before any fees are charged. Below are examples of some 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
Checking and approving an existing solar panel lease	£90
Completing electronic ID checks (per customer)	£5
Dealing with independent solicitors (hourly rate)	£130
Dealing with independent solicitors (to send purchase monies only)	£40
Deed of guarantee	£150
Deed of postponement	£195
Drafting an enduring power of attorney	£95
Drafting RX3/RX4 forms	£50
First registration at Land Registry (plus Land Registry fee above £20)	£95
Forwarding a register completion sheet / updated registers of title to borrower	£20
Forwarding pre-registration deeds and documents	£10
Freehold purchase fee (plus Land Registry fee, Stamp Duty Land Tax/Land Transaction Tax (for Welsh properties))	£195
Investigating bankruptcy entries per case (insolvency check)	£30
Investigating the title to additional land	£45
Landlord or Management Companies (any notice fee payable to the Landlord or management company in accordance with the terms of the lease)	variable fee
Leasehold supplement (where full lease check required)	£95
Leasehold extension fee (plus land registry fee, searches, Stamp Duty Land Tax/Land Transaction Tax (for Welsh properties))	£350
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 borrower's name or address to Land Registry	£10
Other additional work not listed here (hourly rate)	£130
Pending repossession	£150
Processing an overpayment received from a previous lender not due to the fault of the panel firm	£25
Redeeming and discharging an Islamic finance loan	£195
Redeeming an existing Help to Buy mortgage	£75
Registering a 3rd party transfer of Title (plus Land Registry fees, Stamp Duty Land Tax/Land Transaction Tax (for Welsh properties))	£100
Removal of second charges	£0
Removal of third and subsequent charges (per charge)	£30
Removing a personal charge	£150
Removing a tenancy in common restriction	£50
Returning a mortgage advance to a lender when completion delayed by borrower (plus same day payment fee)	£25
Reversing legal completion	up to £390
Satisfy and remove a restriction/caution	£150
Satisfying a special condition in the mortgage offer (hourly rate)	£90
Shared Ownership Leases (including purchases of additional shares) plus Land Registry fees, searches, stamp duty/land transaction tax)	£195
Shared Ownership (including staircasing)	£195
Simple declarations of trust	£195
Sourcing a shortfall over £1000	£25
Split off from parent title / creation of servitude rights /burdens (Scotland)	£195
Stamp Duty Land Tax/Land Transaction Tax (for Welsh properties) admin fee	£75
Electronic money transfer of surplus funds to the borrower (per transfer)	£20.83
Electronic money transfer fee to redeem each existing charge (per transfer)	£20.83
Transfer of equity (plus Land Registry fees, searches, Stamp Duty Land Tax/Land Transaction Tax (for Welsh properties))	£245