

Remortgage Additional Fees

Additional fees may also be charged for additional work and services over and above the legal work in a free standard legal fee conveyancing case. Your conveyancer will discuss your requirements with you and obtain your consent to proceed before any such fees are incurred. Below are examples of some of the most common additional fees:

Additional Work	Additional Fee (excluding VAT)
Admin fee for debit cards	No Charge
Admin fee to order documents/leases referred to in office copies (plus document cost)	£10
Approving and Registration of a Lease Extension	£695
Assignment/reassignment of life policies (per policy)	£30
Certificate of consent/compliance	£75
Checking an existing tenancy agreement	£75
Checking and approving an existing solar panel lease	£150
Completing electronic ID checks (per search)	£12
Completing and verifying identification checks for expat customers	£40
Dealing with anti-fraud restriction	£75
Dealing with independent solicitors (hourly rate)	£130
Dealing with independent solicitors (to send purchase monies only)	£40
Dealing with an unsecured loan	£35
Dealing with non-standard items on the register (per occurrence)	£150
Deed of covenant	£75
Deed of guarantee	£150
Deed of postponement	£250
Deed of variation	£500
Defective title (hourly rate plus disbursements)	£130
Drafting a matrimonial separation agreement	£50
Drafting a statutory declaration	£50
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 copy title information document / updated registers of title to borrower	£20
Forwarding pre-registration deeds and documents	£10
Freehold purchase fee (plus Land Registry fee, searches, stamp duty land tax)	£500
Insufficient postage on documents received from customer	£5
Investigating bankruptcy entries per case (insolvency check)	£30
Investigating the title to additional land	£50
Landlord notice (admin) fee	£50
Leasehold supplement	£95
Letters of postponement from the Ministry of Defence or local authorities on right to buy cases (per letter)	£50
Liaising with a trustee in bankruptcy	£150
Matrimonial waiver	£15
Obtaining a bespoke indemnity insurance policy (plus policy premium)	£50
Obtaining/processing a change of name deed/marriage certificate or verifying the borrower's name or address to Land Registry	£20
Other additional work not listed here (hourly rate)	£130
Pending repossession	£150

Postponing a completion at the request of the customer where the panel firm have received all of the necessary documents from the customer and submitted the COT at the customer's request.	£30
Postponing an existing Help to Buy mortgage	£275
Postponing shared equity charge	£275
Processing an overpayment received from a previous lender not due to the fault of the panel firm	£100
Purchasing a further share in a shared ownership property	£390
Redeeming and discharging an Islamic finance loan	£195
Redeeming an existing Help to Buy mortgage	£275
Registering a 3rd party transfer of Title (plus Land Registry fees, searches, stamp duty land tax)	£100
Removal of second and subsequent charges (per charge)	£75
Removing a personal charge	£150
Removing a tenancy in common restriction	£50
Repaying charge on another property (per charge)	£50
Returning a mortgage advance to a lender when completion delayed by borrower (plus same day payment fee)	£50
Reversing legal completion	up to £500
Satisfy & remove a restriction / caution / (inhibition in Scotland)	£150
Satisfying a special condition in the mortgage offer (per condition)	£30
Settling an IFA's professional fees	£20.83
Shared ownership - remortgaging share	£150
Simple declarations of trust	£295
Sourcing a shortfall over £1000	£25
Stamp Duty Land Tax admin fee	£75
Telegraphic transfer of surplus funds to the borrower (per transfer)	£36
Telegraphic transfer to redeem each existing charge (per transfer)	£36
Telegraphic transfer to third party (per transfer)	£36
Transfer of equity (plus Land Registry fees, searches, stamp duty land tax)	£295
Transfer of reversionary title	£150
Unclear searches (investigating entries)	£75
Upgrading a legal title	£50
Validating a gift or loan from a third party (per gift)	£75

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MKT95781 08/2025