

The Mortgage Works (TMW)

Scotland

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)
Applying a Declaration of Trust	£195.00
Checking and approving an existing solar panel lease	£90.00
Completing electronic ID checks	£5.00
Completing tenement checks on a flat or tenement property (Scotland) (on non fast track cases only)	£75.00
Dealing with independent solicitors	£130.00 per hour
Dealing with independent solicitors (to send purchase monies only)	£40.00
Deed of Guarantee	£150.00
Deed of Postponement	£195.00 per deed
Drafting an Enduring Power of Attorney	£95.00
Drafting a matrimonial separation agreement	£50.00
Drafting a matrimonial waiver	£15.00
Drafting Assured Shorthold Tenancy	£95.00
First Registration at Land Registry	£95.00 plus plus additional Land Registry fee payable above £50 for remortgage and full fee for transactional
Forwarding a copy of title information document / updated registers of title to borrower	£20.00
Forwarding pre-registration deeds and documents (at borrower's request)	£10.00
Insolvency check / Investigating bankruptcy entries per case	£30.00
Investigating the title to additional land	£45.00
Letters of Postponement from the Ministry of Defence or Local Authorities on Right to Buy cases	£50.00 per letter
Obtaining a letter of undertaking re: search (Scotland)	£15.00
Obtaining a letter of undertaking re: title (Scotland)	£50.00
Obtaining an indemnity insurance policy	£45.00 plus policy premium
Obtaining/processing a change of name deed/marriage certificate or verifying the borrower's name or address to Land Registry	£10.00
Ordering documents or leases referred to in office copies	£10.00
Pending repossession	£150.00
Processing an overpayment received from the previous lender (where not due to the fault of the panel firm)	£25.00
Purchasing a further share in a shared ownership property	£195.00
Redeeming and discharging an Islamic finance loan	£195.00
Redeeming an existing Help to Buy mortgage	£75.00
Registering a 3rd party transfer of title	£100.00 plus any additional Land Registry fees, searches or stamp duty land tax
Removal of third and subsequent charges	£30.00 per charge
Removing a personal charge	£150.00
Returning a mortgage advance to a lender when completion delayed by the borrower	£25.00 plus TT fee
Reversing legal completion	up to £390
Review of Building Safety Certificates FRA	£15
Review of Building Safety Certificates EWS1	£15

Additional work	Additional fee (excluding VAT)
Satisfy and remove a restriction / caution / inhibition	£150.00
Satisfying a special condition in the mortgage offer	£90.00 per hour
Shared ownership leases	£195.00 plus any additional Land Registry fees, searches or stamp duty land tax
Simple Declarations of Trust	£195.00
Sourcing a shortfall over £1000	£25.00
Split off from parent title / creation of servitude rights / burdens (Scotland)	£195.00
Stamp Duty Land Tax admin fee	£75.00
Telegraphic transfer of surplus funds to the borrower	£20.83
Telegraphic transfer to redeem each existing charge	£20.83
Title deeds storage fee (Scotland)	£75.00 per annum
Transfer of Equity	£245.00 plus any additional Land Registry fees, searches or stamp duty land tax