

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 - all fees are subject to VAT
Admin fee to order documents/leases referred to in office copies	£10 plus document cost
Applying a Declaration of Trust	£195
Checking and approving an existing solar panel lease	£90
Completing biometric identification checks	£10 per applicant
Completing electronic identification checks	£6 per applicant
Completing tenement property (Scotland) (on non fast-track cases only)	£75
Dealing with independent solicitors	£130 per hour
Dealing with independent solicitors (to send purchase monies only)	£40
Deed of Guarantee	£150
Deed of Postponement	£195 per deed
Drafting an Enduring Power of Attorney	£95
Drafting a matrimonial separation agreement	£50
Drafting a matrimonial waiver	£15
Drafting Assured Shorthold Tenancy	£95
Drafting RX3/RX4 forms	£50
First Registration at Land Registry	£125 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
Forwarding pre-registration deeds and documents (at borrowers request)	£10
Freehold purchase fee	£195 plus Land Registry fees, searches, stamp duty land tax
Insolvency check / Investigating bankruptcy entries per case	£30
Investigating the title to additional land	£45
Landlord or Management companies	Variable cost - Any notice fee payable to the landlord or management company in accordance with the terms of the lease/transfer
Leasehold extension	£350
Leasehold supplement (where full check is required)	£165
Letters of Postponement from the Ministry of Defence or Local Authorities on Right to Buy cases	£50 per letter
Obtaining a letter of undertaking re: search (Scotland)	£15
Obtaining a letter of undertaking re: title (Scotland)	£50
Obtaining an indemnity insurance policy	£45 plus policy premium
Obtaining/processing a change of name deed/marriage certificate or verifying the borrower's name or address to Land Registry	£10
Pending repossession	£150
Processing an overpayment received from the previous lender not due to the fault of the panel firm	£25
Purchasing a further share in a shared ownership property	£195
Redeeming and discharging an Islamic finance loan	£195
Redeeming an existing Help to Buy mortgage	£75
Registering a 3rd party transfer of title	£100 plus any additional Land Registry fees, searches or stamp duty land tax

Additional work	Additional fee - all fees are subject to VAT
Removing a tenancy in common restriction	£50
Removal of third and subsequent charges	£30 per charge
Removing a personal charge	£150
Returning a mortgage advance to a lender when completion delayed by the borrower	£25 plus Telegraphic transfer fee
Reversing legal completion	up to £390
Review of Building Safety Certificates FRA	£15
Review of Building Safety Certificates EWS1	£15
Satisfy and remove a restriction/caution/inhibition	£150
Satisfying a special condition in the mortgage offer	£90 per hour
Shared ownership leases	£195 plus any additional Land Registry fees, searches or stamp duty land tax
Simple Declarations of Trust	£195
Sourcing a shortfall over £1,000	£25
Split off from parent title/creation of servitude rights/burdens (Scotland)	£195
Stamp Duty Land Tax admin fee	£75
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 per year
Transfer of Equity	£265 plus any additional Land Registry fees, searches or stamp duty land tax