

Additional charges payable to Russell & Russell

For support, please call 03333 701 101



We offer free legals on all remortgages

Additional charges

We offer free standard legals on all remortgages. In these cases we will use Russell & Russell - an experienced and reputable firm for all conveyancing work.

These are the fees payable to Russell & Russell by the borrower, for their time and expertise in dealing with additional work over and above that required in a standard remortgage transaction, and as such falls outside the Pepper Money "Free Legals" remortgage product offer. For example, An additional charge that is commonly encountered is a £35 + VAT bank transfer fee payable for each item of consolidated debt. Please see below for more information.

In some of these cases, additional fees will also be payable by the borrower to third parties such as the Land Registry, Freeholder, Manager, or HM Revenue & Customs. The borrower will be notified of these additional charges by Russell & Russell. However, below we have set out some of the circumstances and additional charges that may be incurred.

Please note these charges may be subject to change by Russell & Russell.

Service	Details	Additional cost
Additional mortgage accounts or secured debts to be repaid on completion	In a remortgage where there is more than one charge or other encumbrance to be redeemed by Russell & Russell on completion, a fee will be charged for each additional mortgage/loan.	£50.00 plus VAT in each case
Repayment of unsecured debts	Where we require that Russell & Russell repay specified unsecured debts as a condition of the new mortgage including credit cards.	£30.00 plus VAT for each payment that we make (capped at £300 plus VAT)
Bank transfer	(1) If the borrower wishes to have any balance monies (due to them on completion) forwarded directly to their bank account by same day bank transfer. (2) If an existing secured lender requires redemption of their account by bank transfer. (3) If the borrower requests a bank transfer to redeem a loan account. (4) Returning funds to us - where the borrower decides not to proceed with the remortgage on a particular day after mortgage funds have been released to Russell & Russell.	£35.00 plus VAT for each bank transfer
Bankruptcy entries	Where Russell & Russell is required to investigate bankruptcy entries.	£100.00 plus VAT
Change of owners name	If a borrower has changed their name since the date the property was acquired, Russell & Russell will check and register evidence of the change in their name at the Land Registry.	£50.00 plus VAT
Dealing with an independent solicitor	Where Russell & Russell is required to deal with an independent Solicitor. For example where the borrower is getting divorced and a transfer is needed, or where the borrower instructs a conveyancer to act for them for some other reason.	£130.00 per hour plus VAT
Documents/Leases admin fee	Where Russell & Russell need to order documents (including leases) referred to by the Land Registry which are not held by the borrowers. This is in addition to the document cost charged by the Land Registry (for each document).	£10.00 plus VAT
Deed of postponement	Where we consent to a prior mortgage not being repaid on completion, subject to its postponement so as to rank behind our mortgage and the deed of postponement is required to be prepared, approved, executed, completed and, where required, registered.	£200.00 plus VAT
Deed of variation	Deed of Variation (but this does not include a lease extension/amendment/Section 106) where Russell & Russell is required to prepare and/or register a deed of variation.	£200.00 plus VAT
Easements	If an easement benefiting the property needs to be granted or to which the property is subject needs to be released, and Russell & Russell is required to prepare, approve, have executed, complete and/or register at the Land Registry a suitable deed.	£200.00 plus VAT

Additional charges payable to Russell & Russell

For support, please call 03333 701 101



Service	Details	Additional cost
First registration	If the title to the property is not already registered at the Land Registry under its own separate title, Russell & Russell will carry out additional legal work and checks involved in presenting the title for first registration.	£150.00 plus VAT.
Land Registry fees	Any fees charged by the Land Registry for providing copy documentation that they hold that Russell & Russell must inspect as part of the transaction (other than the official copies of the register and plan). For example copy deeds or related titles.	As charged by the Land Registry
Merger or mortgage of the freehold reversion	If the borrower has acquired the freehold reversion to the remortgage property, Russell & Russell may have to arrange for the freehold and leasehold estates to be merged or for the freehold to be mortgaged to us in addition to the leasehold, if this is required to meet Pepper Money's requirements.	£20.00 plus VAT
Partial release of security	Acting on behalf of us on the partial release of an existing security.	£100.00 plus VAT
Purchase of additional tranche- shared ownership	If the Property is a shared ownership property, and the borrower is acquiring an additional interest in the property with the assistance of the advance, and Russell & Russell is required to act for the borrower in the acquisition of the additional interest.	£400.00 plus VAT
Registering a third party Transfer or Lease	Where a transfer or lease has been prepared by another conveyancer and Russell & Russell is required to deal with its registration at the Land Registry. This does not include advising on SDLT or making a SDLT return.	£150.00 plus VAT
RX3/RX4 forms	Where Russell & Russell is asked to prepare and register or remove at the Land Registry a restriction using RX3/RX4 forms.	£75.00 plus VAT
Declaration of trust	Where Russell & Russell is asked to prepare a straightforward Declaration of trust.	£150.00 plus VAT
Special clearance or cheque cancellation fee	If a cheque needs special clearance or cancellation at the borrowers request.	£25.00 plus VAT
Statutory declaration/ statement of truth	Where Russell & Russell is asked to prepare a straightforward Statutory Declaration or Statement of Truth.	£100.00 plus VAT
Third party costs/ Disbursements	Where Russell & Russell is required to pay third party costs or disbursements (e.g. management company notice fees).	All third party charges required in order to effect completion of the remortgage
Title indemnity insurance	Where Russell & Russell is asked to arrange a title indemnity Policy in respect of a specific issue arising out of the transaction such as Insolvency. Where there is a requirement to arrange a Title Indemnity Policy in respect of a specific issue arising out of the transaction, such as Insolvency.	£50.00 plus VAT
Transfer of equity or a new lease - acting for us only	Acting on behalf of us only approving a transfer of equity or a new lease, either at the same time or subsequent to completion, where the borrower has instructed their own conveyancer. This does not include advising on SDLT or making a SDLT return. Please note that all parties to a transfer must have legal representation.	£150.00 plus VAT
Transfer of equity - acting for the borrower and us	Acting on behalf of the borrower on a transfer of equity, either at the same time or subsequent to completion. Please note that all parties to a transfer must have legal representation.	£300.00 plus VAT
Bespoke sundry additional work	If Russell & Russell is asked by the borrower to undertake any other bespoke additional legal work, then they will agree their fees with the borrower before they undertake that work. This might, for example, be if the borrower is: <ul style="list-style-type: none"> • Creating a lease or leases in their building • Splitting the freehold title • Extending or varying their existing lease. 	By prior agreement with the borrower

Aimed at Professional intermediaries only; not for public distribution. Pepper Money is a trading name of Pepper Money Limited, a private limited company registered in England and Wales under Company Number 11279253, with its registered office at Harman House, 1 George Street, Uxbridge, London UB8 1QQ. Pepper Money Limited is authorised and regulated by the Financial Conduct Authority under Firm Registration Number 811609.