

Legal Fee Scale

Commercial Mortgages

Applicant type		Individuals and Companies	
Property type		Commercial Investment Commercial Owner Occupied Semi Commercial	
Transaction type		Purchase & Remortgage	Remortgage (search insured)*
Representation type		Separate (Lender only)	Separate (Lender only)
Loan (up to)	£250,000	£1,050	£900
	£500,000	£1,200	£1,050
	£750,000	£1,400	£1,250
	£1,000,000	£1,600	£1,450
	£1,500,000	£2,100	n/a
	£2,000,000	£2,400	
	£2,000,000 – plus	By arrangement	

We've introduced search insurance for remortgages

*For remortgages up to £1m, Aldermore will use and fund search insurance to remove the need for local authority and most other searches, reducing cost and turnaround time. Search insurance is for the benefit of Aldermore.

Notes

Aldermore will instruct its own Solicitor. Fees illustrated cover the cost of acting for Aldermore only on standard precedent documentation and do not include disbursements or VAT. Fees include the following (where applicable):

- Mortgage Deed / Standard security
- Personal or Corporate Guarantee
- Floating Charge / Debenture
- Subordination agreement
- Repayment of existing mortgage accounts
- Bank transfer of funds

Applicants must instruct their own Solicitor and will be responsible for the total conveyancing costs required to undertake the mortgage transaction. Please note Solicitors acting on behalf of the applicant must have a minimum of 3 partners.

The supplementary fees detailed on page 2 will also be payable where applicable and fees may vary for more complex transactions. Third parties (for example guarantors) will also be required to obtain independent legal advice at their own expense.

Aldermore

01733 404518

intermediaries.aldermore.co.uk

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Supplementary Legal Fee

Commercial Mortgages

Description	Fee
Additional titles – where there is more than one title on a single commercial property	£Case dependent (depending on number and complexity of titles)
Arranging and checking indemnity policies (none search insured) – where an indemnity policy requires arranging or checking	£100.00
Assignment of rent – where an assignment of rent is required	£150.00
Lease report – where a review and/or report of occupational lease(s) (not ASTs) relating to commercial usage is required	£250.00 for first lease (case dependent for multiple leases, depending on number and complexity)
Deed of Priority/Ranking Agreement – where a Deed of Priority or Ranking Agreement is required	£650.00 (case dependent where a bespoke document or negotiation is required)
First Registration (including titles currently on the Register of Sasines) – where the title to the property is not already registered at the Land Registry under its own separate title	£Case dependent (depending on number and complexity of titles)
Multiple properties on a single mortgage account – where multiple properties are secured on the same mortgage account	£Case dependent (depending on number, location and type of properties)
Bespoke additional work – any bespoke additional work will be agreed between the Solicitor acting for Aldermore and the applicants Solicitor	By agreement with the applicant prior to the work being undertaken to include any third party fees

Notes

The above supplementary fees will be charged where applicable and additional fees may apply for more complex transactions.

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