

The following sets out the basic steps that take place on the mortgage/remortgage of a residential property at a time other than the purchase of the property.

- If we do not already have the Deeds we will obtain them.

Once the mortgage lender has sent us the mortgage offer we can see what the requirements are and any conditions of the loan.

- Invariably a mortgage lender will need us to investigate the title and do searches including a local authority search and enquiry.
- We will need to ask you about occupiers of the property and if there are any (even if they are family) over 17, then we have to obtain their signature to a consent form.
- After we have prepared the mortgage from the Deeds we will arrange for you to sign this and any other documents the mortgage lender requires.
- It is necessary to fix a date to complete the mortgage.

If you have an existing mortgage we will need to obtain a figure to pay off the amount outstanding at that date.

We will also need to arrange to obtain the money from the new mortgage lender for the completion date.

- Thereafter we will complete the transaction, account to you and where appropriate, register the new mortgage at the Land Registry.

RESIDENTIAL PROPERTY



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