

Sort Refer

Remortgage options

At SortRefer, we offer several Remortgage product options for you to use, suiting many different scenarios.

To help you find the best product for you and your client, we have put together a side-by-side comparison of our offering...

Here's a summary of our Remortgage products we have to offer:

- ✓ **Standard Remortgage**
- ✓ **Fixed Price Legals**
(£175, £225, £275, £375, £475, £575)
- ✓ **Flexible Remortgage**
(£265, £315, £365, £415, £465, £515)
- ✓ **Buy To Let**
(£350)
- ✓ **Help to Buy**
(£175, £225, £275, £375, £475, £575)

Get in touch:

☎ 0333 456 4567 ✉ enquiries@sortrefer.co.uk

visit: sortrefer.co.uk

Our Remortgage options

Item	Standard Remortgage	Fixed Price Legals	Flexible Remortgage	Help To Buy	Buy To Let
Solicitor's legal fee	Yes	Yes	Yes	Yes	Yes
Land registry fee	Yes	Yes***	Yes	Yes***	Yes***
Referral fee	Up to £300	£40 - £280+	£15 - £125*+	£40 - £280+	£90
Land registry search	Yes	Yes***	Yes	Yes***	Yes***
Bankruptcy search	Yes	Yes***	Yes	Yes***	Yes***
Search Indemnity insurance	Yes	Yes***	Yes	Yes***	Yes***
Office copy entries	Yes	Yes***	Yes	Yes***	Yes***
Electronic ID checks	Flexible - up to 4	Up to 2 included	Up to 2 included	Up to 2 included	Up to 2 included
TT Fee	Yes	Yes***	Yes	Yes***	Yes***
Onboarding fee	No	No	Yes	No	No
VAT and IPT	Yes	Yes	Yes	Yes	Yes
Ability to add additional work to the overall quote cost	Yes	No	Yes	No	No
Maximum loan amount	Above £1,000,000	£1,000,000	£1,000,000	£1,000,000	£1,000,000
Can be used for High Rise building.**	Yes	No	No	No	No
BTL Ltd Co/ HMOs	Yes	No	No	No	No
Location available	England / Wales / Scotland	England / Wales	England / Wales	England / Wales	England / Wales

How to choose between our Remortgage products

With lots of Remortgage options, you may be wondering which one to pick. We have pulled together some key summaries on our products to help you decide the best option for you and your client:

→ STANDARD REMORTGAGE

- This offers largest selection of suppliers across our Remortgage products – giving you more choice.
- Offers you a fully flexible referral fee – of up to £300 per case, giving you the choice to adjust accordingly.
- Gives you a fully flexible quote – with the ability to bespoke the quotation and with additional work you know about at the time of quoting.

→ FIXED PRICE LEGALS (FP)

(£175, £225, £275, £375, £475, £575)

- Great for those vanilla or straightforward cases - to make the most of the 'fixed' price legals element.
- A great alternative to free legals - especially when cash back is offered, protecting your client's best interests.
- Please be aware, the 'fixed' element refers to the legals cost only. This means there are some additional disbursements that will be added on top of the Fixed Price Legals cost. These will be shown on the instruction PDF. Please see the Fixed Price Legals page/product PDF for full information.
- Any additional work required on top will incur an additional cost, which won't be shown on the bottom line of the quote. Please see the product information/quote PDF for full details.

→ FLEXIBLE REMORTGAGE (FX)

(£265, £315, £365, £415, £465, £515)

- Cost-effective base price packages - with the ability to add 'additional work/costs' to the overall cost, which is detailed on the bottom line – giving transparency and helping to manage cost expectations with your client.
- A great alternative to free legals - especially when cash back is offered, protecting your client's best interests.

→ BUY TO LET (FP)

£350

- A dedicated package for Buy to Let legals – including the necessary Buy to Let and Leasehold supplements within the package.
- A great alternative to free legals - especially when cash back is offered, protecting your client's best interests.
- Please be aware, the 'fixed' element refers to the legals cost only. This means there are some additional disbursements that will be added on top of the Fixed Price Legals cost. These will be shown on the instruction PDF. Please see the Fixed Price Legals page/product PDF for full information.
- Any additional work required on top will incur an additional cost, which won't be shown on the bottom line of the quote. Please see the product information/quote PDF for full details.

→ HELP TO BUY (FP)

(£175, £225, £275, £375, £475, £575)

- A dedicated Help to Buy product - which can be paired with a valuation – helping you to give your client a bespoke Help to Buy service.
- A great alternative to free legals - especially when cash back is offered, protecting your client's best interests.
- Please be aware, the 'fixed' element refers to the legals cost only. This means there are some additional disbursements that will be added on top of the Fixed Price Legals cost. These will be shown on the instruction PDF. Please see the Fixed Price Legals page/product PDF for full information.
- Any additional work required on top (outside of the Help to Buy Redemption/Deed of Postponement) will incur an additional cost, which won't be shown on the bottom line of the quote. Please see the product information/quote PDF for full details.

Additional work/extra costs

Each Conveyancing case is different, meaning some cases will unavoidably incur extra work and, therefore, additional costs to pay for the added time and effort required on the case.

As you can see from our comparison above, some of our Remortgage products allow you to add in additional work at the time of quoting, which will carry through to the quotation cost. If you know in advance through conversations during the mortgage appointment about this work, please build it into the quotation.

However, some additional work may be identified during the remortgage transaction's progress. If this is the case, your client will be advised of the additional work and cost so that the transaction can proceed. Client approval to proceed is obtained at this point and before the suppliers commit to the cost.

For full product details of each of our Remortgage options, please refer to the Product PDF (which can be found in your Broker Toolkit once logged in), alternatively, please contact our friendly team to discuss in further detail:

0333 456 4567 enquiries@sortrefer.co.uk <https://sortrefer.co.uk>

*Flexible Remortgage - In order for us to offer a Flexible Remortgage price, the size of the referral fee has to vary due to the Land Registry Fees charged by HMRC; the higher the amount of the mortgage, the higher the Land Registry Fee, which means a lower referral fee. This is also the reason why this offer is only available on remortgage amounts up to £1,000,000; anything above this and the Land Registry Fees become too high to leave any room to pay referral fees.

+Referral fees – these depend on the product selected. Please refer to the full product details.

**A High Rise building is defined as where the building containing the flat has 4 or more storeys, or is higher than 11 metres. In both instances, any basement and the ground floor should be taken into account.

***Please note that these additional disbursements will be added on top of the Fixed Price Legals cost as they are needed as part of the legal process.

Here are some examples of additional work/costs. Please note this list is not exhaustive. Please see the quotation PDF for further details.

- Unregistered Title
- Satisfying Special Conditions in a Mortgage Offer
- Dealing with a rent charge
- Dealing with an Indemnity policy
- Dealing with 3rd Party Lawyers
- Repayment of Secured charges
- Solar Panel Lease Approval
- TT Fee for Payment of Excess Funds