

Legal fees (for residential properties only)

All borrowers must have their own solicitors to act on their behalf. All client solicitors must have a minimum of two or more partners within the practice, with a Law Society membership of 5 years or more. Octopus Real Estate will always instruct their own solicitors, and will require an undertaking in advance for these costs. The following legal fee scale applies in respect of Octopus Real Estate residential cases:

Legal fee scale for remortgages

Loan amount	Individual	Company
Taking title insurance		
Up to £500,000	£850	£1,050
£500k - £1m	£975	£1,250
Full title		
£1m - £1.5m	£1,295	£1,495
£1.5 - £2m	£1,495	£1,795
Additional properties/advances		
Per property	£450	£450

Legal fee scale for purchases

Loan amount	Individual	Company
Taking title insurance		
Up to £500,000	£975	£1,250
£500k - £1m	£1,000	£1,400
Full title		
£1m - £1.5m	£1,495	£1,795
£1.5 - £2m	£1,795	£1,995
Additional properties/advances		
All loans	£450	£450

Valuation fee scale

(for residential properties only)

This valuation panel is only to be used for residential property values up to £1m. For properties worth more than £1m, please contact Octopus Real Estate on **0800 294 6850** for specific large property surveyors.

Property Value	Cost (Inc VAT)
£200,000 - £300,000	£400
£300,001 - £400,000	£450
£400,001 - £500,000	£550
£500,001 - £600,000	£600
£600,001 - £700,000	£650
£700,001 - £800,000	£750
£800,001 - £900,000	£850
£900,001 - £1,000,000	£900
£1,000,001>	By Negotiation

Requirements to go to offer

(unregulated loans only)

- Complete and signed Octopus Real Estate application form.
- Copy Photo ID for each borrower.
- Valuation addressed to Bridgeco Ltd, Fern Trading Ltd and Nino Ltd. All valuation fees are paid direct to the surveyor.

If valuation is not ready we can instruct the offer subject to receipt of an undertaking for our legal fees from the client's solicitor.

- Please refer to the 'Agreement in Principle' issued for full requirements.



33 Holborn, London, EC1N 2HT | T 0800 294 6850 | sales@octopus-realestate.com | octopus-realestate.com

For use by mortgage intermediaries only

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