

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:

Requirements to go to offer (loans only)

- Complete and signed Octopus Real Estate application form.
- Copy Photo ID for each borrower.
- Valuation addressed to Bridgeco Ltd, Fern Trading Group Ltd, Nino Ltd and ORE Lending Ltd. All valuation fees are paid directly to the surveyor and costs for the report are provided on a quote-by-quote basis.

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 'Credit Update' issued for full requirements.

Loan amount	Individual			Company		
	Purchase	Refinance	Enhanced Title Insurance**	Purchase	Refinance	Enhanced Title Insurance**
Up to £350k	£950	£850	£850	£1,300	£1,050	£950
£350k - £500k	£1,150	£1,000	£850	£1,500	£1,250	£1,100
£500k - £1m	£1,200	£1,150	N/A	£1,700	£1,500	N/A
£1m - £1.5m	£1,700	£1,500	N/A	£2,050	£1,700	N/A
£1.5m to £2m	£2,000	£1,650	N/A	£2,200	£2,000	N/A
Additional Properties	£500					
Additional Debenture	£120					
Additional PG	£120					
Additional CG	£120					
Commercial Lease	£200					
Additional AST	£100					
Refurbishment facility	£500					
Additional ICD	£120					
Additional Deed of Subordination	£120					
Leasehold review	£100					

*For foreign nationals the minimum number of partners will be increased depending on jurisdiction of the borrower. **Subject to specific criteria assessed at the time of application.

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Octopus Real Estate is the trading name of Octopus Investments Ltd (Reg No 03942880), Bridgeco Ltd (Reg No 6629989), Fern Trading Group Ltd (Reg No 6447318), Octopus Commercial Term Ltd (Reg No 13486353), Nino Ltd (Reg No 9015082), Octopus Administrative Services Ltd (Reg No 03974202), Octopus Healthcare Development Ltd (Reg No 03788979) and ORE Lending Ltd (Reg No 12908588), all registered in England & Wales at: 33 Holborn, London, EC1N 2HT, and Octopus Real Estate S.ar.l. (Reg No B189290) registered in Luxembourg at: 412F, Route d'Esch, Grand Duchy of Luxembourg, 1471, Luxembourg. Octopus Investments Ltd is authorised and regulated by the Financial Conduct Authority. Issued: January 2024.

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