

## Legal Fees

(for residential properties only)

All applicants 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 Property 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 Property 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 Property 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 – £1,00,000	£900
£1,000,001 >	By Negotiation

## Octopus Property requirements to go to offer

(unregulated loans only)

- Completed and signed Octopus Property Application Form.
- Copy Photo ID for each applicant.
- Valuation addressed to Bridgeco Ltd, Fern Trading Ltd and Nino Ltd. All valuation fees are paid direct to the surveyor or the packaging broker.

**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.



### For use by mortgage intermediaries only