

## THE RESIDENTIAL CONVEYANCING PROCESS

### Remortgage

1. Once you are satisfied that the fixed fee remortgage quote we have provided you with is satisfactory and you have also instructed us, you will be assigned to a specialist property solicitor or conveyancer who will look after your affairs. We will request your title deeds <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> from your existing lender <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> and also request a repayment figure <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> to find out how much is still owed on your existing mortgage.
2. We will arrange for your mortgage offer <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> and title documentation <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> to be checked once it is received from your lender.
3. In some cases it may be necessary to carry out searches against the property (this depends upon the lender). At the very least we will need to put in place indemnity insurance <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> to protect the lender and you.
4. We will forward the mortgage deed <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> to you for signature and then agree a completion date <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> with you.
5. Once the documentation is returned to us together with any balance payable (if applicable) we can arrange the completion <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)>.
6. On the completion date <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> we will receive the mortgage advance <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)> and we will repay any existing loans secured on the property.
7. We will arrange to register the new mortgage at the Land Registry <[http://www.arcpropertysolicitors.com/serv\\_res.php##](http://www.arcpropertysolicitors.com/serv_res.php##)>. Once the title is registered we will send evidence of registration to your lender. This completes the remortgage process – until you decide to switch your lender again, when we hope you will return to us!