

**REMORTGAGE
GUIDE**

- **for** -

RESIDENTIAL AND COMMERCIAL PROPERTIES

OUR SERVICE TO YOU

**ROLAND ROBINSONS AND FENTONS
SOLICITORS
85/89 ADELAIDE STREET
BLACKPOOL
FY1 4LX**

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(A) A BROAD OUTLINE OF OUR LEGAL WORK

- Acknowledging Instructions from you and providing Estimate of Legal Fees and Terms of Business
- Obtaining Title documents and reporting to you
- Investing your title to the property
- Obtaining any additional information from you about the property
- Submitting your Local Authority Search application. This will only be submitted once the fee is received at our offices
- Receiving your Mortgage Offer, perusing and reporting to you fully on the terms of your offer and preparing the Mortgage Deeds in readiness
- Attending upon you to sign all relevant documentation
- Submitting our further official searches
- Liasing with any financial advisors where applicable
- Requesting Mortgage Redemption Figure where applicable
- Requesting Mortgage Advance monies once a date has been agreed
- Where applicable requesting and receiving from you any balance required to complete
- Completing the transaction
- Redeeming any Mortgage or Charges
- Accounting to you with any balance due after deduction of all outstanding accounts

- Dealing with any life assurance policies
- Registering your new mortgage with HM Land Registry if applicable
- Finalising our file and forwarding the title documents to your new mortgagees

(B) OTHER SERVICES

At **Roland Robinsons and Fentons** we pride ourselves in the range of services we are able to offer to our clients. We presently have two offices at Blackpool and Lytham offering a wide variety of work. This includes: -

- Accidents and Accident claims
- Business problems
- Charity Law
- Company formations and general Company work
- Civil Disputes
- Conveyancing: residential and commercial
- Criminal Law
- Debt recovery services
- Employment Law
- Financial and Investment Advice
- Financial Problems
- Landlord and Tenant difficulties
- Leases and tenancy agreements
- Mental Health Law

- Motoring and Traffic offences
- Personal Injury Claims
- Probate and Administration of Estates
- Services for the Elderly and Court of Protection Law
- Wills, Trusts, Powers of Attorney