

# ADVANCED MORTGAGE SOLUTIONS

House buying costs	What's involved
Legal fee	A conveyancer carries out all of the legal work involved in buying a property.
Valuation fee	The lender arranges a mortgage valuation on the property to help them decide whether they'll offer you a mortgage.
Survey fee	For added peace of mind, a survey goes further – checking the building is sound and highlighting major problems.
Disbursement fees	The conveyancer pays these to other third parties on your behalf, so he can obtain searches on the property.
Stamp duty land tax	A government tax charged on land and property transactions in the UK. There are different rates for different types of property and values of transaction.
Product fee	Lenders sometimes charge a product fee as part of a mortgage deal. It helps to keep the interest rate on the initial deal lower than it would have been if a fee had not been payable.
Mortgage account fee	The fee is to cover the setting up, routine maintenance and closing down of the mortgage account.
Higher Lending Charge	A Higher Lending Charge enables the mortgage lender to consider applications for loans which represent a high percentage of the value or purchase price of the property. Lending a higher percentage involves a greater risk for the mortgage lender. By collecting a Higher Lending Charge, mortgage lenders protect themselves against that risk. Halifax doesn't currently charge for this.
Removal costs	You may need a removal firm or to hire a van to move your belongings to your new home. Getting family and friends to help instead is an alternative way to save money.
Buildings insurance	Buildings insurance covers you financially against damage to the structure of your home. This includes permanent fixtures and fittings against loss or damage by an insurable peril such as fire or flood.
Protection for you and your family	Critical Illness and/or Life Cover can pay out a lump sum if you die or become critically ill. Giving you peace of mind that if things don't go as planned then you or your family won't have to worry about the mortgage or losing your home. Giving you peace of mind that if things don't go as planned then you or your family won't have to worry about the mortgage or losing your home.
10% contingency	For peace of mind it's worth having additional savings to cover any unexpected costs.

Advanced Mortgage Solutions

Office 7, The Granary, Newtown Grange Farm Business Park, Newtown Unthank, Leicester, LE9 9FL

T 0116 348 0956 - E [info@advancedsolutionsleicester.co.uk](mailto:info@advancedsolutionsleicester.co.uk)

[www.advancedsolutionsleicester.co.uk](http://www.advancedsolutionsleicester.co.uk)