



## SOLICITOR'S COST UNDERTAKING

### What is it?

The solicitor's cost undertaking is an undertaking provided by the applicant's solicitor to cover the fees of the lender's solicitor even if the case does not proceed.

### Why is it necessary?

The applicant is responsible for both sets of solicitor's fees. Without a guarantee that they will be paid, the lender's solicitor won't begin the legal work or provide the offer letter.

## HOW IS IT PROVIDED?

### AGREE FEE

#### Our solicitor will:

Confirm their fee quote and request the undertaking from your solicitor once instructed by us



### TRANSFER FUNDS

#### Your client must:

Transfer the cost undertaking amount to their solicitor's client account

### WRITTEN UNDERTAKING

#### Your client's solicitor will:

Provide the written cost undertaking on receipt of:

- Undertaking request from our solicitors
- Funds from your client



Once the case has completed, the fees are deducted from the loan amount. The funds held on the client account are reimbursed to your client.

If the case is not completed, the funds held on the client account will be used to cover our solicitor's fees. Any surplus over the costs incurred are reimbursed to your client.

### Need more details?

Call us on 02071128123 or send an email to [hello@adelphacapital.com](mailto:hello@adelphacapital.com)