

LMS Conveyancing Customer Paid – England and Wales

▶ Key Service Benefits

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| 24/7 online case tracking – track progress online which includes; key milestone updates; option to sign up to text/SMS updates; ability to view key documents; contact details for the law firm case handler as well as LMS; and frequently asked questions. |
| No move, no legal fee – if the case falls through for any reason, no legal fees will be payable. Only third party costs, such as searches, already incurred will be payable. |
| Independent customer service – LMS customer services team are available to answer any queries and offer independent support if any issues are experienced. |
| Fully managed law firms – LMS are one of the principal providers of Conveyancing Services, managing in excess of 100,000 transactions a year on behalf of our partners which includes three of the largest national mortgage lenders as well as a number of key regional providers. |

▶ Remortgage

| Loan Amount | Remortgage Legal Fee |
|---|----------------------|
| All fees are subject to VAT | |
| Up to £100,000 | £199 |
| £100,001 to £200,000 | £219 |
| £200,001 to £500,000 | £229 |
| £500,001 to £1,000,000 | £239 |
| £1,000,001 to £2,500,000 | £249 |
| Leasehold Supplement (where applicable) | £65 |
| Telegraphic Transfer | £30 |

Typical disbursements for a Remortgage:

| Disbursement | Description | Fee | |
|--|--|---------------------|------|
| Land Registry Priority search | This search is a final check made by the law firm to ensure no changes have been made or are pending to the property's title. | £3 | |
| Bankruptcy search | A search to ensure that a prospective borrower is not, or has not, in the past been made bankrupt or has writs or orders made against them. | £2 per person | |
| Land Registry Fee | The fee payable to Land Registry to register any change affecting the property including a change of ownership. If the law firm are not able to register the property electronically, the Land Registry fee quoted will increase. | Remortgage Amount | Fee |
| | | £0-£100,000 | £20 |
| | | £100,001-£200,000 | £30 |
| | | £200,001-£500,000 | £40 |
| | | £500,001-£1,000,000 | £60 |
| | | £1,000,001+ | £125 |
| Land Registry Official Entries | A copy of the title register(s) from Land Registry | £3 | |
| Local Authority Search Indemnity Insurance | For the purposes of a remortgage some lenders do not require a local authority search to be obtained and allow an indemnity policy to be put in place | £20 | |

In certain circumstances the law firm will need to conduct non-standard work. Please refer to the additional fee leaflet.

▶ **Additional Products**

| Product | Legal Fee |
|---|------------------|
| All fees are subject to VAT | |
| Capital Raising (property is unencumbered) | £149 |
| Capital Raising with Transfer of Equity | £349 |
| Further Advance | £129 |
| Further Advance with Transfer of Equity | £329 |
| Further Advance with Deed of Postponement | £219 |
| Further Advance with Removal of Second Charge | £159 |
| Standalone Transfer of Equity | £245 |

Disbursements will be confirmed by the appointed law firm.

▶ **Purchase and Sale**

| Property Price | Purchase Legal Fee | Sale Legal Fee |
|------------------------------------|---------------------------|-----------------------|
| All fees are subject to VAT | | |
| Up to £300,000 | £385 | £299 |
| £300,001 to £600,000 | £405 | £319 |
| £600,001 to £2,500,000 | £635 | £549 |

Additional legal fees – where applicable All fees are subject to VAT

| | |
|--------------------------|------|
| Lender administration | £95 |
| Telegraphic Transfer | £30 |
| File scanning / storage | £20 |
| Stamp Duty Land Tax form | £75 |
| Leasehold supplement | £195 |

Typical disbursements for a Purchase:

| Disbursement | Description | Fee |
|--------------------------------|--|------------|
| Land Registry Official Entries | A copy of the title register(s) from Land Registry | £6 |

In certain circumstances the law firm will need to conduct non-standard work. Please refer to the additional fee leaflet.

Typical disbursements for a Purchase:

| Disbursement | Description | Fee | |
|-------------------------------|---|-----------------------|------------|
| Bankruptcy search | A search to ensure that a prospective borrower is not, or has not, in the past been made bankrupt or has writs or orders made against them. | £2 per person | |
| Land Registry Priority search | This search is a final check made by the law firm to ensure no changes have been made or are pending to the properties title. | £3 | |
| Land Registry Fee | The fee payable to Land Registry to register any change affecting the property including a change of ownership. If the law firm are not able to register the property electronically, the Land Registry fee quoted will increase. | Purchase Price | Fee |
| | | £0-£80,000 | £20 |
| | | £80,001-£100,000 | £40 |
| | | £100,001-£200,000 | £95 |
| | | £200,001-£500,000 | £135 |
| | | £500,001-£1,000,000 | £270 |
| Stamp Duty Land Tax | This is a tax levied on the purchase of a property. It is calculated depending on the portion of the purchase price that falls in to each rate band. For example a £200,000 property would have stamp duty of £1500 payable (2% of the £75,000 above £125,000) | Purchase Price | Fee |
| | | £0-£125,000 | 0% |
| | | £125,001-£250,000 | 2% |
| | | £250,001-£925,000 | 5% |
| | | £925,001-£1,500,000 | 10% |
| £1,500,001+ | 12% | | |
| SearchGuard® Bundle ** | A property search bundle that includes a local authority search, drainage & water search and environmental search (incl. flood risk analysis and planning application). With the added benefit of free replacement searches if the purchase falls through. | £299 | |

** Free replacement searches only applies if the seller withdraws or there is an adverse mortgage valuation within six months of the original order and the new searches are ordered within 12 weeks of the original purchase being aborted.

Remortgage Additional Fees

In certain circumstances the law firm will need to conduct non-standard work on your behalf. The cost of any other additional services will be agreed between you and the law firm before work commences. Below are examples of the most common additional fees:

| Additional Work | Fee (excl VAT) |
|---|----------------|
| Applying a declaration of trust | £195 |
| Applying a deed of guarantee | £150 |
| Applying a deed of variation | £150 |
| Checking an existing tenancy agreement | £50 |
| Checking and approving an existing solar panel lease | £90 |
| Completing and verifying identification checks for expat customers | £40 |
| Completing electronic identification checks (per customer) | £10 |
| Completing tenement checks on a flat or tenement property (Scotland) | £75 |
| Dealing with a pending repossession | £150 |
| Dealing with an unsecured loan | £30 |
| Dealing with independent solicitors (hourly rate) | £130 |
| Dealing with independent solicitors (to send purchase monies only) | £40 |
| Dealing with lease extensions and amendments | £195 |
| Dealing with Stamp Duty Land Tax | £75 |
| Dealing with transfer of equity (excluding disbursements) | £245 |
| Drafting a lasting power of attorney | £95 |
| Drafting a matrimonial separation agreement | £50 |
| Drafting a matrimonial waiver | £15 |
| Drafting a statutory declaration | £50 |
| Drafting an assured shorthold tenancy | £95 |
| First registration at Land Registry (excluding Land Registry fee) | £95 |
| Forwarding a copy title information document / updated registers of title to the customer | £20 |
| Forwarding pre-registration deeds and documents | £10 |
| Handling self build stage payments (per tranche) | £50 |
| Investigating bankruptcy entries per case (insolvency register check) | £30 |
| Investigating the title to additional land | £45 |
| Investigating unexpected unclear Land Registry priority searches | £75 |
| Obtaining a bespoke indemnity insurance policy (not a block policy, excluding policy premium) | £45 |
| Obtaining a letter of postponement from the Ministry of Defence or local authorities (per letter) | £50 |
| Obtaining a letter of undertaking regarding searches (Scotland) | £15 |
| Obtaining a letter of undertaking regarding title (Scotland) | £50 |
| Obtaining and registering a deed of postponement | £195 |
| Ordering documents or leases referred to in office copies (excluding disbursements) | £10 |
| Other additional work not listed here (hourly rate) | £130 |
| Processing a change of name or address at Land Registry | £10 |
| Purchasing a further share in a shared ownership property (excluding disbursements) | £195 |
| Purchasing a Help to Buy property (excluding new build and shared ownership fees) | £150 |
| Purchasing a new build property or plot of land | £150 |
| Purchasing related freehold title (excluding disbursements) | £195 |
| Rectifying a defective title (hourly rate excluding disbursements) | £130 |
| Redeeming and discharging an Islamic finance loan | £195 |
| Registering a third party transfer document (excluding disbursements) | £100 |
| Removing a personal charge (per charge) | £150 |
| Removing a tenancy in common restriction | £50 |
| Removing second and subsequent charges (per charge) | £30 |
| Returning a mortgage advance to a lender when completion delayed by the customer | £50 |
| Reversing legal completion (excluding disbursements) | up to £390 |
| Satisfying a special condition in the mortgage offer (per condition) | £45 |
| Satisfying or removing a restriction or caution or inhibition (not for tenancy in common) | £150 |
| Separating title and creation of servitude rights /burdens (Scotland) (excluding disbursements) | £195 |
| Storing title deeds (Scotland) (per annum) | £75 |
| Telegraphic transfer (same day payment) of surplus funds to the customer (per transfer) | £30 |
| Telegraphic transfer (same day payment) to redeem existing loans | £30 |
| Validating a gift or loan from a third party (per gift or loan) | £50 |
| Validating the source of a shortfall over £1000 | £25 |

Purchase and Sale Additional Fees

In certain circumstances the law firm will need to conduct non-standard work on your behalf. The cost of any other additional services will be agreed between you and the law firm before work commences. Below are examples of the most common additional fees:

| Additional Work | Fee (excl VAT) |
|--|-----------------------|
| Acting for a lender of a second charge (to register or remove the second charge, not Help to Buy) | £95 |
| Acting in a contract race | £100 |
| Acting in an auction situation | £175 |
| Acting where other party is involved in probate | £75 |
| Applying a declaration of trust | £195 |
| Applying a deed of guarantee | £150 |
| Applying a deed of variation | £150 |
| Applying a grant of easement or right of way | £195 |
| Checking an existing tenancy agreement on buy to let purchases | £50 |
| Checking and approving an existing or new solar panel lease | £90 |
| Completing and verifying identification checks for expat customers | £40 |
| Completing electronic identification checks (per customer) | £10 |
| Completing tenement checks on flats and tenement property (Scotland) | £75 |
| Dealing with equity release or lifetime mortgage loans | £95 |
| Dealing with independent solicitors on related sale or purchase (hourly rate) | £130 |
| Dealing with Islamic finance loans | £195 |
| Dealing with lease extensions and amendments | £195 |
| Dealing with restrictive covenant breaches | £95 |
| Dealing with sale of unregistered property | £95 |
| Dealing with the merger of leasehold and freehold titles | £150 |
| Dealing with unsecured loans | £30 |
| Drafting a lasting power of attorney | £95 |
| Drafting a statutory declaration | £50 |
| Drafting an assured shorthold tenancy | £95 |
| Drafting or approving a deed of covenant | £95 |
| Drafting or approving a key undertaking / caretaker agreement | £50 |
| Drafting or approving a licence to assign a lease | £150 |
| First registration at Land Registry (excluding Land Registry fee) | £95 |
| Forwarding a copy title information document / updated registers of title to the customer | £20 |
| Forwarding pre-registration deeds and documents | £10 |
| Handling self build stage payments (per tranche) | £50 |
| Investigating bankruptcy entries per case (insolvency register check) | £30 |
| Investigating flying freehold rights and obligations | £95 |
| Investigating septic tank rights and obligations | £50 |
| Investigating title to additional land | £75 |
| Investigating unexpected unclear Land Registry priority searches | £50 |
| Obtaining a bespoke indemnity insurance policy (not a block policy, excluding policy premium) | £45 |
| Obtaining a letter of postponement from the Ministry of Defence or local authorities (per letter) | £50 |
| Obtaining a letter of undertaking regarding searches (Scotland) | £15 |
| Obtaining a letter of undertaking regarding title (Scotland) | £50 |
| Obtaining and registering a deed of postponement | £195 |
| Other additional work not listed here (hourly rate) | £130 |
| Purchasing a Help to Buy / Low Cost Housing Scheme property (including new build & shared ownership) | £395 |
| Purchasing a new build property or plot of land | £150 |
| Purchasing a shared ownership property (an initial or final share) | £195 |
| Registering a third party transfer document (excluding disbursements) | £100 |
| Removing a personal charge (per charge) | £150 |
| Removing a tenancy in common restriction | £50 |
| Removing second and subsequent charges (per charge) | £30 |
| Resolving contaminated land issues (hourly rate) | £130 |
| Reversing legal completion (excluding disbursements) | up to £390 |
| Satisfying a special condition in the mortgage offer (per condition) | £45 |
| Satisfying or removing a restriction or caution or inhibition (not for tenancy in common) | £150 |
| Separating title and creation of servitude rights /burdens (Scotland) (excluding disbursements) | £195 |
| Storing title deeds (Scotland) (per annum) | £75 |
| Telegraphic transfer (same day payment) of surplus funds to the customer (per transfer) | £30 |
| Telegraphic transfer (same day payment) to redeem existing loans | £30 |
| Transferring a share in a management company | £50 |
| Validating a gift or loan from a third party (per gift or loan) | £50 |