

## LMS Conveyancing Customer Paid – Northern Ireland



### ▷ Key Service Benefits

**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	£169
£100,001 to £200,000	£179
£200,001 to £500,000	£209
£500,001 to £1,000,000	£229
£1,000,001 to £2,500,000	£319
Telegraphic Transfer	£30
Leasehold Supplement	£65

Typical disbursements for a Remortgage:

Disbursement	Description	Fee	
Map Search	An initial search to confirm the correct folio number for the property	£5	
Registry of Deeds	Registration of documents relating to unregistered land (not registered in Land Registry). Registry of Deeds retains a memorial of the documents lodged whilst the originals are returned to the applicant.	Registry of Deeds Search	£10
		Registration of a Memorial	£15
		Entry of a Satisfaction Charge	£10
Land Registry	Relates to registered land in Northern Ireland. Each title has a unique Folio Number which describes the property, records who owns the property and gives details of encumbrances such as mortgages or rights that may affect the property. Based on electronic lodgment fee	Registration of Charge	£90
		Registration of Inhibition	£70
		New Certificate of Charge	£20
		Removing an existing Charge	£20
		Removing an existing Inhibition	£20
Enforcement of Judgment Office Search	A search for civil judgments related to the recovery of money, goods and property of the courts.	£10 per person	
Bankruptcy Searches	A search to ensure that a prospective borrower is not, or has not, in the past been made bankrupt or has petitions or orders made against them.	£24 per person	

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)	£195
Capital Raising with Transfer of Equity	£299
Further Advance	£159
Further Advance with Transfer of Equity	£279
Further Advance with Deed of Postponement	£249
Further Advance with Removal of Second Charge	£195
Standalone Transfer of Equity	£245

Disbursements will be confirmed by the appointed law firm.

## ➤ Purchase and Sale

Property Price (all fees are subject to VAT)	Purchase Legal Fee	Sale Legal Fee
Up to £300,000	£295	£295
£300,001 to £600,000	£395	£395
£600,001 to £2,500,000	£595	£595

Additional legal fees –where applicable – (ll fees are subject to VAT)	
Lender administration	£95
Telegraphic Transfer	£30
File scanning / storage	£20
Stamp Duty Land Tax form	£75
Leasehold Supplement (from)	£150

Typical disbursements for a Purchase:

Disbursement	Description	Fee		
Map Search	An initial search to confirm the correct folio number for the property	£5		
Registry of Deeds	Registration of documents relating to unregistered land (not registered in Land Registry). Registry of Deeds retains a memorial of the documents lodged whilst the originals are returned to the applicant.	Entry of a Satisfaction Charge	£10	
Land Registry	Relates to registered land in Northern Ireland. Each title has a unique Folio Number which describes the property, records who owns the property and gives details of encumbrances such as mortgages or rights that may affect the property.	<b>Purchase Price</b>	<b>Fee</b>	
		Up to £20,000	£80	
		£20,001-£80,000	£120	
		£80,001-£100,000	£160	
		£100,001-£150,000	£220	
		£150,001-£200,000	£310	
		£200,001-£250,001	£355	
	£250,001 and above	£445		
		Registration of Charge	£90	
		Registration of Inhibition	£70	
	First Registration	£110		
	New Land Certificate	£50		
	Update of Existing Land Certificate	£20		
	New Certificate of Charge	£20		
	Land Registry Priority Search	£30		
Enforcement of Judgment Office Search	A search for civil judgments related to the recovery of money, goods and property of the courts.	£10 per person		

Bankruptcy Searches	A search to ensure that a prospective borrower is not, or has not, in the past been made bankrupt or has petitions or orders made against them.	£24 per person	
Stamp Duty Land Tax	<p>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.</p> <p>For example a £200,000 property would have stamp duty of £1500 payable (2% of the £75,000 above £125,000).</p> <p>An extra 3% stamp duty will be payable if any one of the purchasers owns an interest in any other property and will keep an interest in that property following completion of this purchase. Your conveyancer will confirm applicable fees.</p>	<b>Purchase Price</b>	<b>Fee</b>
		£0-£125,000	0%
		£125,001-£250,000	2%
		£250,001-£925,000	5%
		£925,001-£1,500,000	10%
£1,500,001+	12%		

Typical disbursements for a Sale:

Disbursement	Description	Fee	
Map Search	An initial search to confirm the correct folio number for the property	£5	
Land Registry	Relates to registered land in Northern Ireland. Each title has a unique Folio Number which describes the property, records who owns the property and gives details of encumbrances such as mortgages or rights that may affect the property.	Removing an existing Charge	£20
		Removing an existing Inhibition	£20
Enforcement of Judgment Office Search	A search for civil judgments related to the recovery of money, goods and property of the courts.	£10 per person	
Bankruptcy Searches	A search to ensure that a prospective borrower is not, or has not, in the past been made bankrupt or has petitions or orders made against them.	£24 per person	