

LMS Conveyancing

Customer Paid - England and Wales



▶ 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	£159
£100,001 to £200,000	£169
£200,001 to £500,000	£199
£500,001 to £1,000,000	£219
£1,000,001 to £2,500,000	£299
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	
		£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)	£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	£375	£375
£600,001 to £2,500,000	£575	£575

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 (from)	£150

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	
		£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). 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.	Purchase Price	
		£0-£125,000	0%
		£125,001-£250,000	2%
		£250,001-£925,000	5%
		£925,001-£1,500,000	10%
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	
		£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.

Typical disbursements for a Sale:

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.