

LMS Conveyancing Customer Paid – Scotland



▶ 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

Typical disbursements for a Remortgage:

Disbursement	Description	Fee	
Land Register*	The fee payable to the Land Register to register any change affecting the property including a change of ownership.	Paper Fee	ARTL Fee
	Discharge of the existing Standard Security (per discharge)	£60	£50
	Registration of the Standard Security	£60	£50
Property Enquiry Certificate, Title Search and Personal Search	A search that includes a Property Enquiry Certificate provides essential information about the status of a property and informs of any adverse entries which may affect the property and a Title Search from the Registers of Scotland	£90	
Advance Notice	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.	£10	

* If your property is currently registered at the Sasine Register it will have to be registered at Land Register of Scotland on completion, additional fees and disbursements may apply.

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 All fees are subject to VAT	
Lender administration	£95
Telegraphic Transfer	£30
File scanning / storage	£20
Land and Buildings Transactions Tax form	£75

Typical disbursements for a Purchase:

Disbursement	Description	Fee	
Land Register	The fee payable to the Land Register to register any change affecting the property including a change of ownership. If your property is currently registered at the Sasine Register it will have to be registered at Land Registers on completion, additional fees and disbursements may apply.	Purchase Price	Fee
		£0 - £50,000	£60
		£50,001 - £100,000	£120
		£100,001 - £150,000	£240
		£150,001 - £200,000	£360
		£200,001 - £300,000	£480
		£300,001 - £500,000	£600
		£500,001 - £700,000	£720
		£700,001 - £1,000,000	£840
		£1,000,001 - £2,000,000	£1000
		£2,000,001 - £3,000,000	£3000
		£3,000,001 - £5,000,000	£5000
£5,000,001+	£7500		
	Registration of the Standard Security	£60	
Land and Buildings Transactions Tax (LBTT)	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 tax of £1100 payable (2% of the £55,000 above £145,000). An extra 3% LBTT 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	Fee
		Up to £145,000	0%
		£145,001 to £250,000	2%
		£250,001 to £325,000	5%
		£325,001 to £750,000	10%
Over £750,000	12%		
Advance Notice	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.	£10	

Typical disbursements for a Sale:

Disbursement	Description	Fee
Land Register	Discharge of the existing Standard Security (per discharge)	£60
Mining Search	The mining search includes information about any past, current or proposed surface and underground coal mining activity to affect a particular property or site.	£45
Multi Search	Search including Property Enquiry Certificate, property & personal search and a copy of the Title Sheet.	£160

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