LMS Conveyancing
Fees Assisted - 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.

Independent customer service – LMS customer services team are available to answer any queries and offer independent support if any issues are experienced.

Legal fee paid – The lender will pay the basic legal fees, more details below, which is worth around £400 for a purchase and £200 for a remortgage.

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

The lender will pay for some of the legal fees for the remortgage including the basic professional fee and standard disbursements, typically worth around £200. The following costs will be applied, where applicable:

Telegraphic Transfer	£30 plus VAT

In certain circumstances the law firm will need to conduct non-standard work. The most common fees are listed below, please refer to the additional fee leaflet for a full guide:

Additional legal fees – where applicable All fees are subject to VAT	
Acquiring a further share in a shared ownership property (excl. disbursements)	£195
Completing electronic identification checks (per customer)	£10
Dealing with a transfer of equity (excl. disbursements)	£245
Forwarding a copy title information document / updated registers of title	£20
Obtaining a bespoke indemnity insurance policy (excl. policy premium)	£45
Removing second and subsequent charges (per charge)	£30
Satisfying a special condition in the mortgage offer (per condition)	£45
Validating the source of a shortfall over £1000	£25

Under this remortgage service the law firm will act only for the lender and are unable to provide the customer with legal advice on their mortgage. Any advice disclosed to the customer by the law firm is disclosed as information only and not disclosed for the customer's benefit. For this reason the lender recommends that the customer obtain separate independent legal advice.

Frequently asked questions

How long will my remortgage take to complete?
Your law firm will complete the remortgage as soon as they are able, unless otherwise advised by you. The completion date is dependent on your law firm receiving all of the required information from you and your lender. A standard remortgage takes on average 25 working days to complete from the loan being agreed with the mortgage lender.

I don't want to complete straight away, should I return my documents straight away?
You should return your documents to your law firm immediately as this enables them to prepare for your requested completion date, even if it is in six months' time.

Why do I have to provide evidence of identification to the law firm?
The law firm is required to complete additional identification checks in accordance with money laundering regulations. The main aim of these is to assist in combating mortgage fraud and to protect individuals. The checks will vary depending on the transaction, lender requirements and law firm's policies.

Do I need to visit my law firm during the process?
No. Most transactions are dealt with by telephone, post, email and fax.

Purchase

The lender will pay for the law firm's basic professional fee, typically worth around £400, for the standard legal work required in connection with the property purchase. The following costs will be applied, where applicable:

Additional legal fees All fees are subject to VAT	
Stamp Duty Land Tax form	£75
Telegraphic Transfer	£30
Leasehold supplement	£150
Disbursements	See guide below

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
		£1,000,001+	£455
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.

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Additional legal fees –where applicable All fees are subject to VAT	
Completing electronic identification checks (per customer)	£10
Purchasing a shared ownership property	£195
Forwarding a copy title information document / updated registers of title	£20
Validating a gift or loan from a third party (per gift or loan)	£95
Extending or amending a lease (hourly rate)	£130
Obtaining a bespoke indemnity insurance policy (excl. policy premium)	£45
Purchasing a new build property or plot of land	£150

Selling a property?

The law firm can also deal with any related property sale. It makes so much sense to put all the legal work with one law firm as the customer will have one point of contact for both transactions making the entire process more efficient and it will help to reduce any potential delays.

Prices start at £99, please refer to the Customer Paid Conveyancing leaflet for more information.