

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	£289
£100,001 to £200,000	£299
£200,001 to £500,000	£309
£500,001 to £1,000,000	£389
£1,000,000 to £2,500,000	£419
Telegraphic Transfer	£30

Typical disbursements for a Remortgage:

Disbursement	Description	Fee	
Registers of Scotland	The fee payable to the Registers of Scotland 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	

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)	£170
Capital Raising with Transfer of Equity	£370
Standalone Transfer of Equity	£200

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	£329	£329
£300,001 to £600,000	£499	£499
£600,001 to £2,500,000	£649	£649

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

Typical disbursements for a Purchase:

Disbursement	Description	Fee	
Registers of Scotland	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-£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	£1,000
		£2,000,001-£3,000,000	£3,000
		£3,000,001-£5,000,000	£5,000
£5,000,001+	£7,500		
	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).	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%

Typical disbursements for a Sale:

Disbursement	Description	Fee
Registers of Scotland	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
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

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