

> Key service benefits

24/7 online case tracking – track progress online which includes; key milestone updates; option for 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.

> Remortgage

Loan amount	Remortgage legal fee All fees are subject to VAT
Up to £500,000	£349
£500,001 to £1,000,000	£459
£1,000,001 to £2,000,000	£579
Telegraphic transfer	£30

In addition to the remortgage legal fee above there will be disbursements. Some of the typical disbursements for a remortgage are described below. However the appointed law firm will confirm the disbursements which will apply to your 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.	Law firm appointment will confirm ARTL Fee.
	Discharge of the existing standard security (per discharge)	
	Registration of the standard security	
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.	Law firm appointment will confirm ARTL fee.
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.	Law firm appointment will confirm ARTL fee.

*If your property is currently registered at the Sasine Register it will have to be registered at Registers of Scotland on completion, additional fees and disbursements will 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
Further advance with Deed of Postponement	£285
Further advance with removal of Second Charge	£199
Standalone transfer of equity	£245

Disbursements will be confirmed by the appointed law firm.