

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 for 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 £500,000	£279
£500,001 to £1,000,000	£349
£1,000,001 to £2,000,000	£449
Leasehold supplement (where applicable)	£150
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
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.	Law firm appointed will confirm the 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.	Law firm appointed will confirm the fee.
Land Registry fee	The fee is 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.	Please see the HM Land Registry fee calculated at: https://www.gov.uk/guidance/hm-land-registry-registration-services-fees
Land Registry Official Entries	A copy of the title register(s) from Land Registry.	Law firm appointed will confirm the fee.

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.