

Conveyancing Service

Purchasing your first home or moving somewhere new?

If you don't have a law firm in mind, we can introduce you to LMS. Legal Marketing Services (LMS) are a company that specialise in sourcing law firms for conveyancing transactions – the necessary legal part of the process of buying or selling property – and have solicitors covering the whole of the UK. They provide the Tesco Bank Conveyancing Service on our behalf, whether you're purchasing a property or remortgaging your existing one. Although they will not carry out the legal work, they will instruct one of their selected law firms to undertake your conveyancing transaction.

LMS work with various conveyancers up and down the country and provide a number of standard services to help you through the mortgage process.

24/7 online case tracking	Track progress of your purchase or sale online; offer you the option to sign up to text/SMS updates; view key documents; provide contact details for the solicitor as well as LMS; and frequently asked questions.
No move, no legal fee	If your purchase or sale falls through for any reason, no legal fees will be payable. However third party costs already incurred, such as searches, will be payable – these will be confirmed to you by the law firm you are engaged with.
Impartial customer service	The LMS customer services team is available to answer any queries and offer independent support if you experience any issues.
Fully managed law firms	LMS are one of the principal providers of conveyancing services, managing in excess of 100,000 transactions per year on behalf of a number of UK mortgage lenders.

Fees and charges

LMS have negotiated preferential rates with their selected law firms, these are shown below. These cover the standard legal work involved in the purchase or sale of a property. You should note these fees do not include any non-standard work completed by the solicitor, for example dealing with leasehold properties.

England and Wales

Property Price	Purchase Legal Fee All fees are exclusive of VAT and disbursements*	Sale Legal Fee All fees are exclusive of VAT and disbursements*
Up to £300,000	£280	£260
£300,001 to £600,000	£290	£290
£600,001 to £2,500,000	£590	£590

Example of additional legal fees** – where applicable	All fees are subject to VAT
Lender Administration/Unencumbered	£95
Telegraphic Transfer	£30
File scanning/storage	£20
Stamp Duty Land Tax (Land & Buildings Transaction Tax) form	£75
Leasehold supplement	£150

Scotland

Property Price	Purchase Legal Fee All fees are exclusive of VAT and disbursements*	Sale Legal Fee All fees are exclusive of VAT and disbursements*
Up to £300,000	£149	£149
£300,001 to £600,000	£249	£249
£600,001 to £2,500,000	£549	£549

Example of additional legal fees** – where applicable	All fees are subject to VAT
Lender Administration/Unencumbered	£95
Telegraphic Transfer	£30
File scanning/storage	£20
Stamp Duty Land Tax (Land & Buildings Transaction Tax) form	£75

Northern Ireland

Property Price	Purchase Legal Fee All fees are exclusive of VAT and disbursements*	Sale Legal Fee All fees are exclusive of VAT and disbursements*
Up to £300,000	£199	£199
£300,001 to £600,000	£299	£299
£600,001 to £2,500,000	£599	£599

Example of additional legal fees** – where applicable	All fees are subject to VAT
Lender Administration/Unencumbered	£95
Telegraphic Transfer	£30
File scanning/storage	£20
Stamp Duty Land Tax (Land & Buildings Transaction Tax) form	£75

Remortgaging to Tesco Bank?

LMS or Optima Legal provide the Tesco Bank Conveyancing Service on our behalf if you're remortgaging your existing property. LMS or Optima Legal will contact you to keep you up to date with the legal part of your mortgage including appointing a solicitor to act on behalf of both yourself and Tesco Bank if the mortgage product you apply for includes our free legal service.

Should additional legal work be required, beyond a standard remortgage (for example a transfer of title), additional charges may be payable by you, LMS or Optima Legal will advise if this is the case.

If your product does not include the free legal service, you may choose your own solicitor to act on behalf of you and Tesco Bank, providing they are on LMS' panel of conveyancers.

Your home may be repossessed, as a last resort, if you do not keep up repayments on your mortgage.

*Disbursements are third party costs that may be incurred on your behalf by the law firm, who will advise you if any such costs will be applicable in your transaction.
**Your appointed law firm will advise if these or any other costs will be applicable in your transaction.

Tesco Bank is a trading name of Tesco Personal Finance plc. Registered in Scotland No. SC173199. Registered Office: 2 South Gyle Crescent, Edinburgh EH12 9FQ. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.