

# LMS Conveyancing

## Separate Representation - Scotland



### ▶ What is Separate Representation

You may ask to use a law firm that you have chosen to act for you in the purchase or Remortgage of a property. This may be a law firm of your own choice or one recommended to you by another third party. If the law firm is not on the approved panel of law firms for Newcastle Building Society then we may request a separate approved law firm act for us in the transaction, this is called Separate Representation.

The purpose of separate representation is to ensure that we, Newcastle Building Society, who are providing your mortgage, are protected at all times. Please note that our law firm do not act for you and cannot speak to you directly.

In this instance you are responsible for your own law firms costs as well as those for our law firm, detailed below.

### ▶ The process



### ▶ Remortgage

Loan amount	Remortgage Legal Fee All fees are subject to VAT
Up to £500,000	£149
£500,001 to £2,500,000	£249

Additional legal fees –where applicable All fees are subject to VAT	
Telegraphic Transfer	£30

### ▶ Purchase

Property Price	Purchase Legal Fee All fees are subject to VAT
Up to £500,000	£275
£500,001 to £2,500,000	£375

Additional legal fees –where applicable All fees are subject to VAT	
Telegraphic Transfer	£30

### ▶ Disbursements

As well as having to pay the above fees you will also have to pay legal fees and disbursements to your own law firm. Your chosen law firm should provide a full breakdown of their fees and disbursements to you, attached is a guide to some of the typical disbursements that may apply.

## ▶ Remortgage Disbursements

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	

## ▶ Purchase Disbursements

Typical disbursements for a Purchase:

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.	<b>Purchase Price</b>	<b>Fee</b>
		£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	£1000
		£2,000,001 - £3,000,000	£3000
		£3,000,001 - £5,000,000	£5000
£5,000,001+	£7500		
	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)	<b>Purchase Price</b>	<b>Fee</b>
		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%	