

The Mortgage Works Conveyancing Service

Free standard legal fee service

What do you get with our Conveyancing Service?

You can track the progress of your cases online 24/7 – see what stage your case is at and what’s next; sign up to receive SMS updates; download your documents; find contact details for LMS and your conveyancer; and see frequently asked questions.

Independent help and support – you can speak to the LMS customer service team if you need help with any queries on the conveyancing process or if you experience any issues.

We’ll pay your legal fee – we’ll pay the basic professional legal fee and standard disbursements which is worth around £200 for a remortgage. Check below for details of what you may need to pay.

Remortgage

The Mortgage Works will pay for some of the legal fees for your remortgage including the basic professional fee and standard disbursements, typically worth around £200.

You’ll need to pay the following fee to transfer the funds to repay your existing mortgage:

Telegraphic transfer	£20.83 plus VAT
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Sometimes your conveyancer will need to carry out work that’s not covered by the standard fee. You’ll need to pay these if they’re needed on your remortgage. The most common fees are listed below and you can find a full guide in the additional fee leaflet:

Additional legal fees – where applicable - all fees are subject to VAT	
Checking an existing tenancy agreement	£50
Completing electronic identification checks (per customer)	£5
Drafting assured shorthold tenancy (If existing agreement is not satisfactory)	£95
Forwarding a copy title information document /updated registers of title	£20
Telegraphic transfer of surplus funds to the borrower	£20.83
Satisfying a special condition in the mortgage offer (per condition per hour)	£90

The conveyancer is working on our behalf. This means they can’t give you any legal advice on the mortgage. Any information they provide to you is for your information only, you are able to get independent legal advice from another provider if you need it.

Frequently asked questions
<p>How long will my remortgage take to complete?</p> <p>Your law firm will complete the remortgage as soon as they’re able, unless you tell them otherwise. A standard remortgage usually takes around 25 working days from when we agree to your mortgage. Your conveyancer will need information from both you and us before they can complete the remortgage.</p>
<p>I don’t want to complete straight away, should I return my documents now?</p> <p>You need to send your documents straight away. You can ask them to work towards a later completion date.</p>
<p>Why do I have to provide evidence of identification to the law firm?</p> <p>The law firm needs to complete extra identification checks to meet money laundering regulations. These regulations are there to protect you and us from mortgage fraud.</p>
<p>Do I need to visit my law firm during the process?</p> <p>No. Most transactions are dealt with by telephone, post, email and fax.</p>