

A Guide to our Legal fees for Lendco

The following tables give an indication of the fees we charge for each Lending element. In the interests of price transparency and building an ongoing relationship with you in which you trust, we will give you a fixed estimate of costs for Lending at the outset of the transaction. Not all transactions are the same and they will often involve differing issues and expectations of the parties involved.

Based on Loan Amount (not exceeding)	Single Rep		Dual Rep	
	Individuals	Corporate	Individuals	Corporate
£250,000	£800	£950	£1150	£1350
£500,000	£950	£1250	£1350	£1650
£750,000	£1125	£1450	£1550	£1800
£1,000,000	£1300	£1650	£1750	£2100
£1,500,000	£1550	£1850	<i>Bespoke</i>	<i>Bespoke</i>
£2,000,000	£1900	£2300	<i>Bespoke</i>	<i>Bespoke</i>
£2,500,000	£2250	£2850	<i>Bespoke</i>	<i>Bespoke</i>
£3,000,000	£2900	£3400	<i>Bespoke</i>	<i>Bespoke</i>
£4,000,000	£3600	£4050	<i>Bespoke</i>	<i>Bespoke</i>
Over £4,000,000	<i>By agreement</i>		<i>By agreement</i>	<i>By agreement</i>
Portfolios	<i>By agreement/bespoke</i>		<i>By agreement/bespoke</i>	

Enhanced due diligence fees:

To be added to the above fixed legal fees in the applicable circumstances: -

Full title investigation:	£400 (same fee for new leasehold title)
Residential AST:	£100 (per AST) (If HMO and confirmed on similar terms £300 cap)
Commercial Lease:	£250 (per lease)
Unregistered land:	£400 (assuming title indemnity insurance does not apply)
Leasehold:	£200
Bridging fee:	Bespoke
New Build House/Apartment:	Bespoke
Deed of Priority in Lender's Form:	£400 (with no negotiation of the deed)
Share Charge:	£300
Offshore Borrower:	£TBC

The costs of any additional matters not included in the above list will be by agreement

All of the above fees are plus VAT + disbursements.

Notes:

1. The above fees are on the assumption that completion of the loan advance takes place within 30 days of receipt of the costs undertaking from the borrower's solicitors
2. Westcor title insurance is relied upon in lieu of full due for loan sizes up to 3 million. (fee stated on mortgage offer)
3. **Dual rep purchases must be quoted on a bespoke basis**
4. Independent legal advice waiver agreed on Lendco personal guarantees when the borrower is an existing Lendco customer (obtained on 1st Lendco transaction)