



Molo is able to offer a wide range of options when it comes to selecting legal representation. There will be some occasions where you want/need to use your own conveyancer, that conveyancer may not be on our list. This is known as separate representation. You will be separately represented from the conveyancer working with Molo as part of the transaction.

I want to use my own conveyancer - Separate representation

Selecting this option is appropriate if you already have a preferred conveyancer. You will be required to pay the fees outlined below, in addition to your conveyancer's legal costs. It's important to note that opting for separate representation is likely to increase your overall costs, as it involves paying for two sets of legal fees.

Legal fees for BTL - Separate representation

| Conveyancing Fee - Loan amount | From | Common additional fees | |
|--------------------------------|----------|---|-----------------------------------|
| Up to £200,000 | £700 | Leasehold fee | £120 |
| £200,001 - £400,000 | £800 | HMO fee | £100 |
| £400,001 - £500,000 | £940 | Limited company applicant | £170 |
| £500,001 - £600,000 | £1,080 | New build property | £200 |
| £600,001 - £700,000 | £1,220 | International applicant (starting from) | £200 |
| £700,001 - £800,000 | £1,360 | Auction property (starting from) | £400 |
| £800,001 - £900,000 | £1,500 | Stamp duty land tax | Calculate it here |
| £900,001 - £1,000,000 | £1,640 | Common disbursements | |
| £1,000,001 - £2,000,000* | £1,780 * | ID Verification fee (per person) | £10 |
| £2,000,001 - £3,000,000* | £2,750 * | Telegraphic Transfer fee | £30 |
| £3,000,001 - £4,000,000* | £3,750 * | Seller's Lawyers verification fee | £18 |
| | | Block indemnity insurance (starting from & if applicable) | £60 |
| | | Bankruptcy search (per person) | £2 |

Legal fees for Multi Unit Freehold block (MUFB) BTL - Separate representation

| Conveyancing Fee - Loan amount | From | Common additional fees | |
|--------------------------------|--------|---|-----------------------------------|
| Up to £500,000 | £1,200 | HMO fee | £100 |
| £500,001 - £1,000,000 | £1,700 | Limited company applicant | £500 |
| £1,000,001 - £2,000,000 | £1,900 | New build property | £200 |
| £2,000,001 - £3,000,000 | £2,300 | International applicant (starting from) | £200 |
| £3,000,001 - £4,000,000 | £2,700 | Auction property (starting from) | £400 |
| | | Stamp duty land tax | Calculate it here |
| | | Common disbursements | |
| | | ID Verification fee (per person) | £10 |
| | | Telegraphic Transfer fee | £30 |
| | | Seller's Lawyers verification fee | £18 |
| | | Block indemnity insurance (starting from & if applicable) | £60 |
| | | Bankruptcy search (per person) | £2 |

All fees exclusive of VAT

* Indicative baseline figure. Actual fees to be confirmed based on complexity.

The Solicitor will contact your client with accurate quotes once they have been instructed: This may not be the full total, there may be additional fees that are not shown that are payable on the final bill.



Molo has partnered with LMS, the UK's leading provider of conveyancing services. With over 30 years of experience serving mortgage lenders, legal firms, brokers, and home buyers, LMS offers a diverse range of services. This collaboration allows us to expand our conveyancing panel, providing more options to our customers, all while reducing our legal fees.

Selecting one of our conveyancing partners is straightforward! After completing your online application (which only takes a few minutes), you will be shown a list of our conveyancers on the LMS SELECT Marketplace (if available in your region).

SELECT provides you access to accurate and committed pricing offered by specialists at the quoting stage, eliminating hidden fees and charges. You'll have instant access to quotes (including accurate stamp duty calculations) which are valid for 14 days, for a wide range of case types and specialities. Simply choose your favourite from the list!

See the table at the bottom of this page for some (example only) figures, for accurate, live, detailed quotes from our conveyancing partners, you'll need to apply with Molo.

How much will it cost?

If you're in the process of budgeting for your remortgage, we provide fixed pricing options from three selected conveyancing partners for our standard remortgage transactions. Refer to the details below to estimate your potential legal costs. Please be aware that additional fees, not displayed here, may apply. For an accurate and comprehensive quote for the conveyancing work, apply with Molo.

Fixed Legal fees for BTL - Remortgages

Conveyancing Fee - Loan amount

| | |
|-----------------------|------|
| Up to £750,000 | £650 |
| £750,000 - £2,000,000 | £700 |

Common additional fees

| | |
|-----------------|-----|
| Limited company | £25 |
|-----------------|-----|

The fixed remortgage fees outlined above are offered by PLS Solicitors, LPL, and Wilford Smith. These fees include a ready-to-complete guarantee, ensuring that the conveyancer is ready to finalise your mortgage within 15 business days. In the event of any delays beyond this period, a £100 discount will be applied to your final bill**

All fees exclusive of VAT. Additional fees may apply that are not shown.

**Conditions and exclusions apply. Remortgages only. Ready to complete time starts once mortgage offer is produced and all security documents have been returned and received by the conveyancer. Certain types of property, customer and loan are excluded from this guarantee.

EXAMPLE ONLY: SELECT example fees for - Domestic Purchases

| Conveyancing Fee - Purchase price | From | To | Common additional fees | |
|-----------------------------------|------|--------|---|-----------------------------------|
| Up to £100,000 | £574 | £1,381 | Leasehold fee (starting from) | £150 |
| £100,001 - £250,000 | £595 | £1,381 | New build property | £150 |
| £250,001 - £500,000 | £625 | £1,588 | Limited company applicant (starting from) | £200 |
| £500,001 - £1,000,000 | £744 | £2,006 | HMO/MUFB (starting from) | £150 |
| £1,000,001 - £2,000,000 | £800 | £3,174 | Auction property | £175 |
| Over £2,000,001 | £800 | £4,506 | Stamp duty land tax | Calculate it here |

The above provided legal fee estimates are examples, sourced from our partners in the LMS SELECT Marketplace. As market conditions evolve, these fees may fluctuate. The final fees, tailored to your case, will be determined by our partners and quoted to you when you apply.

All fees exclusive of VAT. Additional fees may apply that are not shown as this is for example purposes only.