

## **LMS & Optima Legal – ADDITIONAL CHARGES FEES WHICH CUSTOMERS MAY NEED TO PAY**

A bank appointed HSBC Managed Panel solicitor is used on the following application types:

- Existing HSBC mortgages – Transfer of Title, Shared Ownership Scheme purchase of a further or final share
- Residential or Buy to Let Remortgages, Remortgages with HL and Unencumbered HL, Remortgage with ToT, Remortgage with SO Scheme purchase of a further or final share, where the customer has chosen a 'standard legal fees' incentive

The bank will pay the following legal fees:

- Legal processing fee
- Search and Land Registry fees
- Telegraphic Transfer Fee to redeem the previous lender

You must make the customer aware that with any type of application, there might be other disbursements or legal costs which are paid by the customer and the requirement may only become clear once the legal work has started.

Where there is a requirement for additional legal work – for example Transfer of Equity, Shared Ownership, Buy to Let, Islamic Finance Remortgage, Help to Buy Equity Loans to be repaid – there will be customer-paid legal fees and disbursements.

Points to note:

- LMS & Optima Legal will advise and discuss any additional fees with the customer in advance
- LMS & Optima Legal will issue an additional fees list to the customer
- The most common additional costs are listed below and should be discussed with the customer before the application is submitted. However, there may be other costs which will only be identified once the legal work has started.

All fees quoted are exclusive of VAT, unless stated otherwise. Disbursements such as Land Registry Searches are all subject to VAT, e.g. Priority Searches, Office Copies, Title Plans, Index Map Searches and Bankruptcy Searches.

Exclusion: if the lending is being provided for a lease extension or freehold extension, please refer to Homebuying for further guidance.

<b>INDEPENDENT LEGAL ADVICE (ILA)</b> <b>ILA may be required due to the purpose of the lending and/or who benefits from the lending</b>	
Legal Services Fee <i>Fee for liaising with the customer's chosen ILA provider</i>	£94.00 plus VAT
Independent Legal Advice <i>To ensure the depositor fully understands the implications of providing security when they do not benefit from the lending.</i>	The customer must appoint a Solicitor, Legal Executive or Licenced Conveyancer. Fees will be negotiated by the customer with their chosen provider.

<b>LEASEHOLD PROPERTY – ALL APPLICATION TYPES</b>	
Leasehold Supplement Fee England, Wales and Northern Ireland only <i>For reviewing the existing lease and terms to ensure it meets bank requirements.</i> <i>Northern Ireland: this fee is only applicable for leasehold property:</i> <ol style="list-style-type: none"> <li><i>Where the property is a flat</i></li> <li><i>Where there is a management company looking after the communal areas</i></li> <li><i>Where the property has a lease with NIHE and there are less than 100 years remaining on the term.</i></li> </ol>	£95 plus VAT
Obtaining the copy of the lease <i>A copy of the lease is required for this check if the customer cannot provide this, then there will be a charge to obtain this from the Land Registry</i>	Copy lease, per Land Registry fee scales
Notice to Freeholder or Management Company <i>To obtain their consent to the new security being registered</i>	Fee in accordance with terms of the lease or transfer

<b>RESIDENTIAL or BUY TO LET REMORTGAGE, REMORTGAGE WITH HL, UNENCUMBERED HL</b>	
Telegraphic Transfer Fee <i>To redeem previous first charge lender</i>	Included in standard legal costs paid by HSBC
Telegraphic Transfer Fee <i>To distribute HL monies to the customer or any other third party</i>	£25.54 plus VAT per transfer
Fee for dealing with third party in relation to disbursement of funds <i>For example, dealing with conveyancer for an onward purchase. This is in addition to the Telegraphic Transfer to send the funds.</i>	£40.00 plus VAT

<b>BUY TO LET</b>	
Drafting Assured Shorthold Tenancy (optional)	£95.00 plus VAT

<b>ISLAMIC FINANCE REMORTGAGES</b>	
Islamic Finance Remortgages Legal Fee <i>Surrender/Determination/Merging of the existing leasehold title with the superior/main title (as a new charge is taken over the superior/main title only)</i>	£195.00 plus VAT

<b>HELP TO BUY EQUITY LOAN REMORTGAGES</b>	
Legal Fee <i>For dealing with the removal of the second charge</i>	£75.00 plus VAT
Telegraphic Transfer Fee <i>To send funds to redeem the HTB Loan</i>	£25.54 plus VAT

<b>REMOVAL OF SECOND &amp; SUBSEQUENT CHARGES</b>	
Legal Fee <i>For dealing with the removal of the second charge</i>	£30.00 plus VAT per charge
Telegraphic Transfer Fee <i>To send funds to redeem the finance secured by any second charge</i>	£25.54 plus VAT per charge

<b>SHARED OWNERSHIP – PURCHASE OF A FURTHER SHARE, REMORTGAGE OR UNENCUMBERED HL</b>	
Legal Services Fee <i>Customer may appoint the LMS panel firm or Optima Legal to act for them or instruct another conveyancer. If they choose another conveyancer, LMS or Optima Legal will act for HSBC UK and separate Legal Representation applies, and the same Legal Services Fee is paid by the customer to LMS or Optima Legal in addition to the fees payable to their own conveyancer.</i>	£195.00 plus VAT
Land Registry Fees payable in connection with the purchase of an additional share	Above £40.00 and in accordance with Land Registry Fee Scale
Leasehold supplement	£95.00 plus VAT
Complying with a Restriction (if applicable)	£150.00 plus VAT
Landlord/Management Company fees or other disbursements (if applicable)	As requested by them under the terms of the lease
Stamp Duty Land Tax Administration fee (if applicable and purchase of additional share only)	£75.00 plus VAT
Stamp Duty Land Tax (if applicable and purchase of additional share only)	In accordance with Land Registry Fee Scale
Housing Association Administration and/or Legal Fees	Variable, dependent on the Housing Association

## SHARED OWNERSHIP – PURCHASE OF A FINAL SHARE, REMORTGAGE OR UNENCUMBERED HL

<p>Purchase of a Final Share Legal Fee</p> <p><i>Note: Customer may appoint the LMS panel firm or Optima Legal to act for them, or another conveyancer. If they choose another conveyancer, LMS or Optima Legal will act for HSBC UK and Separate Legal Representation applies, and the same Legal Services Fees is paid by the customer to LMS or Optima Legals in addition to the fees payable to their own conveyancer.</i></p>	<p>Legal Fee per jurisdiction:</p> <p>England &amp; Wales - £425 plus VAT Scotland - £465 plus VAT Northern Ireland - £390 plus VAT</p> <p><b>Simple Transaction: where there is one lease or sub lease to be transferred to the customer or demised</b></p> <p>Example of a Simple transaction:</p> <ol style="list-style-type: none"> <li>1. House – Freehold in name of housing association, lease to borrower. On purchase of the final share the lease will be terminated, and the freehold is transferred to the borrower in its entirety. The borrower then becomes the freehold owner of the property.</li> <li>2. Flat – Freehold in name of landlord, head lease to housing association, sub-lease to borrower. On purchase of the final share the sub-lease will be terminated, and the head lease is transferred to the borrower. The borrower then becomes the owner of the leasehold title directly under the freeholder</li> </ol> <p><b>Complex Transaction: where there is more than one lease or sub lease to be transferred to the customer or demised and / or a new title needs to be created</b></p>
<p>“No Local Authority Search” Indemnity Insurance</p>	<p>Variable cost, dependent on lending and property value</p> <p>Note: applies to both Simple and Complex Transactions</p>
<p>First registration of new lease / title creation</p>	<p>£95.00 plus VAT</p> <p>Note: applies to a Complex Transaction where a new lease / title needs to be created.</p>
<p>Leasehold Supplement (if applicable – for reviewing the existing lease and terms)</p>	<p>£95.00 plus VAT Charged per lease.</p>

	Note: may apply to both Simple and Complex Transaction and on a Complex Transaction, there will be more than one lease.
Land Registry Fees payable in connection with the purchase of the final share	Above £40.00 and in accordance with Land Registry Fee Scale
Housing Association or Landlord or Management Company fees or any other third-party disbursements in connection with the final share purchase, including their legal costs (if applicable)	Variable and as requested by the Housing Association or Landlord or Management Company under the terms of the shared ownership lease
Removal of a Restriction	£150.00 plus VAT
Stamp Duty Land Tax Administration fee (if applicable and purchase of additional share only)	£75.00 plus VAT
Stamp Duty Land Tax (if applicable)	In accordance with Land Registry Fee Scale

TRANSFER OF TITLE / EQUITY	
<p>Legal Services Fee</p> <p><i>Customer may appoint the LMS panel firm or Optima Legal to act for them, or another conveyancer. If they choose another conveyancer, LMS or Optima Legal will act for HSBC UK and separate Legal Representation applies, and the same Legal Services Fees is paid by the customer to LMS or Optima Legals in addition to the fees payable to their own conveyancer.</i></p>	£245.00 plus VAT
Obtain copy of Land Registry filed plan	£3.00 plus VAT
<p>Bankruptcy Searches</p> <p><i>Fees vary by jurisdiction</i></p>	Cost per customer and in accordance with Land Registry Fee Scales
<p>Electronic ID Check</p> <p><i>This is undertaken for any person who is a client of the firm as part of the transaction or who signs the deed. Electronic checks will initially be undertaken but certified ID may also be required, and the customer will be responsible for obtaining this and any associated costs.</i></p> <p><i>In some cases the firm may be able to offer their own solution/product for this and the cost will be as per provider quote.</i></p>	£2.54 plus VAT Certified Identification: costs dependent on provider
<p>Identification Checks – Outgoing Party/ies</p> <p><i>Where there is an outgoing party, there are separate identification requirements which require completion of form ID1 and provision of a certified photograph- this will need to be undertaken by a solicitor.</i></p> <p><i>The Land Registry will require evidence that appropriate identity checks have been completed for all parties to the transaction.</i></p>	Costs dependent on provider
Stamp Duty Land Tax Administration fee	£75.00 plus VAT

<i>If applicable, this fee is payable where there is a tax liability, for calculating and dealing with payment of the tax to the authorities.</i>	
Stamp Duty Land Tax fee <i>If applicable</i>	In accordance with Land Registry Fee Scale
Land Registry Fee <i>To change the owners of the property</i>	In accordance with Land Registry Fee Scale
Telegraphic Transfer Fee <i>For distribution of funds, e.g.</i> <i>- To send consideration monies to the outgoing party</i> <i>- To send any surplus funds to the customer</i>	£25.54 plus VAT per transfer
Indemnity Insurance <i>Required to protect HSBC UK against any identified risks associated with the transfer of title such as transfer at undervalue.</i> <i>This is a bank policy requirement.</i>	Variable cost, dependent on lending and property values

<b>FEES WHICH MAY BE PAYABLE WHEN TAKING SECURITY - ALL APPLICATION TYPES</b>	
Indemnity Insurance <i>Required to protect HSBC UK against any identified risks when taking security.</i>	Variable cost, dependent on lending and property values
First Registration: England & Wales, unregistered land (compulsory)	£95.00 plus VAT
Professional Charges for completing an application	In accordance with Land Registry Fee Scale and above £40.00
First Registration: Scotland, Sasine Registry property (compulsory)	£95.00 plus VAT
Professional charges for completing an application: Complex Cases – hourly rate	£130.00 plus VAT
Land Registry fee and all other disbursements, including Level 3 plans report	All Land Registry Searches are subject to VAT
Solar Panel Leases <i>Checking and approving an existing lease where the property has solar panels, and the roof space is subject to a lease to a third party</i>	£90.00 plus VAT
Land Registry amendments	£10.00 plus VAT per change
Change of name or registration address or correspondence address at Land Registry England, Wales, Scotland and Northern Ireland <i>Includes verifying the change to Land Registry</i>	£25.00 plus VAT plus disbursements per change
Restrictions, Cautions, Inhibitions <i>Removal or satisfying</i>	£150.00 plus VAT
Satisfying an anti-fraud restriction <i>The customer will appoint their own legal representation to witness the mortgage deed being signed and provide the required certification.</i>	£75.00 plus VAT The customer will also be responsible for paying their chosen legal representative fees. This cost will need to be agreed directly with them.

Consent to Charge Where 3 <sup>rd</sup> party consent is required, other than an adult occupier, this fee will apply.	£130.00 plus VAT
Estate Rent Charges – England & Wales only Legal Fee to check that the rent charge meets bank requirements including arranging for a Deed of Variation to be entered into if the rent charge does not meet bank requirements	£195.00 plus VAT  The customer is also responsible for any legal costs including legal fees incurred by the rent charge owner to agree to the Deed of Variation.
<b>Drafting and obtaining</b>	
Declaration of Trust <i>Drafting and obtaining</i>	£195.00 plus VAT
Deed of Postponement <i>Obtaining and registering</i>	£195.00 plus VAT
Ordering documents or leases referred to in office copies	£10.00 plus VAT plus disbursements
Identification- borrower based overseas <i>Obtaining certified identification</i>	£25.00 plus VAT per borrower
Telegraphic Transfer fee <i>Payable for sending funds to the customer or any third parties</i>	£25.54 plus VAT per transfer
Fee for dealing with third party in relation to disbursement of funds <i>For example, dealing with conveyancer for an onward purchase. This is in addition to the Telegraphic Transfer fee to send the funds.</i>	£40.00 plus VAT
Providing copy of title information document/updated Register of Title to customer <i>Optional – customer request only</i>	£10.00 plus VAT
Pre-registration deeds/documents	£10.00 plus VAT
Returned to customer by Special Delivery / First Class post <i>These are not retained by HSBC UK</i>	No charge
Redemption Statement fee <i>This is an existing lender charge and not all lenders charge this type of fee. Typically 2 redemption statements are required per remortgage.</i>	Variable