



Molo has partnered with LMS, one of the UK's leading providers of conveyancing services, to offer access to a wide panel of experienced conveyancing firms. This collaboration provides greater choice and flexibility when selecting a conveyancer and helps support a smooth and efficient mortgage process.

I want to use a conveyancer from Molo's panel - Dual representation

When a conveyancer is selected from Molo's panel, the same firm may be able to act for both Molo and the applicant under a dual representation arrangement. This can help streamline the legal process by avoiding the need for separate firms and reducing duplication throughout the transaction.

The conveyancer must be selected and instructed directly. It is recommended that the firm is contacted before selection to confirm they are able to act on the application.

How much will it cost?

Legal fees are payable directly to the chosen conveyancer and will vary depending on the firm and the circumstances of the application. Fees should be agreed with the conveyancer prior to instruction.

If a conveyancer outside of Molo's panel is used, Molo will instruct a separate conveyancer to act on its behalf, see page two. In these cases, additional legal fees may apply, as costs will be payable for both the applicant's conveyancer and Molo's conveyancer.



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.