West One

# Legal and Valuation Tariff -
## Residential First Charge Mortgages

September 2026

### Our Legal Process Explained

At West One we understand that speed is often of the essence when it comes to buying a house or completing a remortgage. Our legal process is designed to give us more control over the completion process so we can work with you and your clients to meet important completion deadlines.

### How it works

West One works with a limited panel of conveyancers who are the only firms able to act on West One's behalf. This is sometimes referred to as a closed panel. We do not operate with an open conveyancing panel typically offered by conveyancing panel manager firms.

### At West One we offer 3 legal services.

## Free Fast Track Remortgage Legal Service

Our fast track remortgage legal service is now available free of charge to customers who are remortgaging or capital raising on an unencumbered property for loan sizes up to £750,000. This free legal service offers a streamlined conveyancing process, which is provided exclusively by our internally appointed firm of solicitors who work on behalf of West One.

### It's free legals but not as you know it!

By the time the offer is issued, all legal work has been completed making next day completions possible. During the whole of 2024 our average time taken from offer to completion for borrowers using our fast track remortgage service was just 9 days.

### Who is eligible for Fast Track?

- ✓ Remortgages (including capital raising*) up to £750,000
- ✓ Unencumbered Mortgages up to £750,000
- ✓ Available in England, Wales & Scotland
- ✗ Purchases
- ✗ Transfer of Equity transactions
- ✗ Shared Ownership

*excludes repayment of bridging loans

### What are the benefits?

- A free legal service provided by on-site independent legal firm offering a dedicated service to West One borrowers.
- The same service is available via our Scottish Solicitors for borrowers located in Scotland.
- The borrower does not need to incur additional costs by appointing separate legal representation.
- By the time the offer is issued the legal work has been completed.
- Both you and your client have more control over when the case completes with the option of next day completions.
- Includes capital raising remortgages. For debt consolidation cases we directly repay all unsecured creditors by BACS payment on the day of completion (All included in our one off TT Fee of £35).

### Requirement for the applicant to appoint their own solicitor - No.

**If you choose our free fast track legal remortgage service, we will use our own appointed solicitor firm to act on behalf of West One. The borrower(s) will not require any separate legal representation unless we indicate independent legal advice is required.**

# In House Dual Representation Legal Services

Dual Representation Cases Are Instructed Exclusively By West One

Our in house dual representation service provides a streamlined legal service for Purchases, Remortgages, including Right To Buy Purchases and Shared Ownership transactions.

We work with a closed panel of Solicitors, meaning only firms within this panel can carry out our Dual Representation service on behalf of West One and our borrowers. Our panel currently consists of:
**Graphene Legal -** providing dual representation for purchase and remortgage cases
**TWM Solicitors -** providing dual representation for remortgage cases
**Shared Direction -** providing dual representation for New Build and Shared Ownership cases

Solicitors appointed by the borrower **CANNOT** act on behalf of West One.

## Who is eligible for Dual Representation

- Remortgages above £750,000
- Purchases including Right To Buy
- Shared Ownership
- Transfer of Equity Transactions
- Available in England, Wales and Scotland

## What fees are payable for our In House Dual Representation Service?

The fee scale is an estimate of the fees payable to West One's solicitor, which may vary depending on the circumstances of the loan. It does not include disbursements The total fee for conveyancing may be considerably higher which will be confirmed in the quotation provided by the appointed Solicitor firm.

| DUAL REPRESENTATION - PURCHASES | |
|---|---|
| Gross Loan Amount | Dual Representation Fee - Purchases |
| Up to £600,000 | £900 |
| £600,001 - £750,000 | £1,050 |
| £750,001 to £999,999 | £1,200 |
| £1,000,000 plus | £1,500 |

| DUAL REPRESENTATION - REMORTGAGE | |
|---|---|
| Gross Loan Amount | Dual Representation Fee - Purchases |
| Up to £200,000 | £600 |
| £200,001 to £400,000 | £840 |
| £400,001 to £500,000 | £900 |
| £500,001 to £700,000 | £1,020 |
| £700,001 to £900,000 | £1,080 |
| £900,001 to £1,000,000 | £1,140 |
| £1,000,000 to £1,250,000 | £1,380 |

Please note: above fees include VAT but exclude Disbursements
The fee scales is a guide and any additional costs will be shared by the solicitor

**DUAL REPRESENTATION-SHARED OWNERSHIP NEW BUILD PURCHASE**

Please Note - Personalised Quote Issued Upon Instruction

Requirement for the applicant to appoint their own solicitor - No.

If you choose to use our in house dual representation legal service, your client will be represented by our own appointed legal firm. You will not able to appoint a legal firm to act on behalf of West One when choosing our dual representation service.

# Separate Legal Representation (Sole Representation)

If you select sole representation, the borrower can nominate their own conveyancing firm to act solely on their behalf. The appointed firm will need at least 2 SRA partners and be registered with the law society to be acceptable. In addition West One will appoint their own conveyancing firm from our limited panel of solicitors to act on their behalf for which a fee will be payable as detailed in our legal fee tariff.

It is important to note that any firm appointed to act solely for the borrower CANNOT act on behalf of West One. This means additional legal fees as detailed in our legal fee tariff under the "Separate Legal Representation" section will become payable by the borrower(s).

### Requirements

The applicant will need to be represented by their own Solicitor. Please note that the firm should have at least 2 SRA partners and be registered with the Law Society.

Our solicitor will forward the Mortgage Offer and Deed directly to the applicant's solicitor.

## What fees are payable for Separate Legal Representation?

| Gross Loan Amount | Fee |
|---|---|
| up to £400,000 | £600 |
| £400,001 to £500,000 | £720 |
| £500,001 to £700,000 | £840 |
| £700,001 to £900,000 | £900 |
| £900,001 to £1,000,000 | £960 |
| £1,000,001 to £1,250,000 | £1,200 |

### Please note:

- above fees **include** VAT but exclude **Disbursements**
- above fees are those charged by West One's solicitor and the applicants will also have to pay fees charged by their own solicitor.

### Requirement for the applicant to appoint their own solicitor? Yes.

### Can the borrowers appointed solicitor act for West One? No.

**If you chose to use our separate legal representation service, your client will be incur their own legal fees as well as those of our own conveyancing costs from our appointed solicitor acting on behalf of West One. The charge for this service is detailed on our legal fee tariff of charges.**

# Valuation Fees

We will obtain an independent valuation of the property using our approved panel of valuers. The applicable fee must be paid prior to any instruction taking place.

| Valuation | Fee |
|---|---|
| Up to £150,000 | £230 |
| £ 150,001 - £200,000 | £255 |
| £ 200,001 - £250,000 | £285 |
| £ 250,001 - £300,000 | £340 |
| £ 300,001 - £400,000 | £395 |
| £ 400,001 - £500,000 | £450 |
| £ 500,001 - £600,000 | £510 |
| £ 600,001 - £700,000 | £560 |
| £ 700,001 - £800,000 | £640 |

Please note: above fees include VAT

| Valuation | Fee |
|---|---|
| £ 800,001 - £900,000 | £700 |
| £ 900,001 - £1,000,000 | £790 |
| £1,000,001 - £1,200,000 | £895 |
| £1,200,001 - £1,400,000 | £1,050 |
| £1,400,001 - £1,600,000 | £1,205 |
| £1,600,001 - £1,800,000 | £1,410 |
| £1,800,001 - £2,000,000 | £1,670 |
| Above £2,000,000 | By Agreement |

| | |
|---|---|
| Re-inspections up to and including £350,000 | £165 including VAT |
| £350,001 - £1,000,000 | £250 including VAT |
| Above £1,000,000 | By Negotiation |
| Transcriptions | By Agreement |
| Revaluations | By Agreement |

# Hometrack AVM

Available on Re-mortgages, Unencumbered and Transfer of Equity applications. Not available for Purchases.
An acceptable alternative to an Internal Valuation in the following circumstances:

- Up to loan sizes of £300,000
- Minimum Confidence Level of 4-5 up to 50% LTV
- Minimum Confidence Level of 5 and above up to 70% LTV
- Maximum property value of £1 million regardless of property location

Excludes:

- Purchases
- New Builds
- Shared Ownership Properties
- Ex Local Authority Flats
- Non Standard Construction

**Extensive Refurbishments by referral only**

**West One is a trading name of the underlying firms, which are registered in England and Wales and have their registered office address at The Edward Hyde Building, 38 Clarendon Road, Watford, WD17 1JW.**

West One Loan Ltd. is authorised and regulated by the Financial Conduct Authority (Firm Reference Number 510024); its company registration number is 05385677.
West One Secured Loans Ltd. is authorised and regulated by the Financial Conduct Authority (Firm Reference Number 776026); its company registration number is 09425230.

**W. WWW.WESTONELOANS.CO.UK | T. 0344 880 5360 | E. INFO@WESTONELOANS.CO.UK**