

West One Legal and Valuation Fee Structure



Northern Ireland Buy-to-Let Mortgages

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

Dual Representation Legal Services – Closed Panel

Dual Representation Cases Are Instructed Exclusively By West One

What does dual representation mean?

Our dual representation service provides a streamlined legal service for Purchases and Remortgages transactions.

We work with Tughans Solicitors, meaning they legally represent both the borrower and West One. They are the only legal firm who can carry out our Dual Representation service on behalf of West One and our borrowers

Solicitors appointed by the borrower CANNOT act on behalf of West One. If a borrower would prefer to use their own solicitor, they can do so by choosing our Sole Representation Legal Service.

What fees are payable for Dual Representation?

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.

Gross Loan Amount	Fee Purchase	Fee Remortgage	Limited Company Loan (additional Fee)
Up to £200,000	£850	£765	£100
£200,001 to £300,000	£950	£855	£100
£300,001 to £400,000	£950	£855	£100
£400,001 to £500,000	£1,150	£1,035	£100
£500,001 to £700,000	£1,300	£1,170	£100
£700,001 to £900,000	£1,500	£1,350	£150
£900,001 to £1,000,000	£1,800	£1,620	£150
£1,000,001 to £1,250,000	£2,000	£1,800	£150
Over £1,250,001	Upon Referral	Upon Referral	£150

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.

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 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 Purchase	Fee Remortgage	Limited Company Loan (additional Fee)
Up to £200,000	£800	£720	£100
£200,001 to £300,000	£900	£810	£100
£300,001 to £400,000	£900	£810	£100
£400,001 to £500,000	£1,050	£945	£100
£500,001 to £700,000	£1,150	£1,035	£100
£700,001 to £900,000	£1,350	£1,215	£150
£900,001 to £1,000,000	£1,600	£1,440	£150
£1,000,001 to £1,250,000	£1,800	£1,620	£150
Over £1,250,001	Upon Referral	Upon Referral	£150

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.

Single BTL / Single Airbnb / Single Holiday Let

Valuation	Fee including VAT
Up to £150,000	£250
£ 150,001 - £200,000	£285
£ 200,001 - £250,000	£315
£ 250,001 - £300,000	£370
£ 300,001 - £400,000	£430
£ 400,001 - £500,000	£490
£ 500,001 - £600,000	£555
£ 600,001 - £700,000	£610
£ 700,001 - £800,000	£695
£ 800,001 - £900,000	£760
£ 900,001 - £1,000,000	£860
£1,000,001 - £1,200,000	£975
£1,200,001 - £1,400,000	£1,145
£1,400,001 - £1,600,000	£1,305
£1,600,001 - £1,800,000	£1,540
£1,800,001 - £2,000,000	£1,820
Above £2,000,000	By Agreement

Revaluation	Fee including VAT
Up to £250,000	£225
£250,001 - £500,000	£280
£500,001 - £700,000	£445
£700,001 - £1,000,000	£555
£1,000,001 - £1,200,000	£660
£1,200,001 - £1,400,000	£795
£1,400,001 - £1,600,000	£925
£1,600,001 - £1,800,000	£1,065
£1,800,001 - £2,000,000	£1,210
Above £2,000,000	By Agreement

Re-inspections	Fee including VAT
Up to £350,000	£135
Above £350,000	By Agreement

HMOs up to 6 bedrooms

Valuation	Fee including VAT
Up to £300,000	£750
£300,001 - £400,000	£785
£400,001 - £500,000	£925
£500,001 - £600,000	£970
£600,001 - £700,000	£1,030
£700,001 - £800,000	£1,115
£800,001 - £900,000	£1,195
£900,001 - £1,000,000	£1,300
Above £1,000,000	By Agreement

Transcriptions	By Agreement
Re-inspections	By Agreement
Revaluations	By Agreement

MUFb up to 10 units / Large HMO 7-10 bedrooms

Valuation	Fee including VAT
Up To £200,000	£1,350
£200,001 - £250,000	£1,415
£250,001 - £300,000	£1,475
£300,001 - £400,000	£1,565
£400,001 - £500,000	£1,655
£500,001 - £600,000	£1,775
£600,001 - £700,000	£1,935
£700,001 - £800,000	£2,100
£800,001 - £900,000	£2,245
£900,001 - £1,000,000	£2,415
£1,000,001 - £1,250,000	£2,775
Above £1,250,000	By Agreement

Transcriptions	By Agreement
Re-inspections	By Agreement
Revaluations	By Agreement

- Fees where there are multiple properties on one title are by agreement
- Fees for MUFb's with more than 10 units are by agreement

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.

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