

Solicitor Panel and Guidance

LendInvest Conveyancing Panel Residential Lending

Our Conveyancing Panel Manager, Smoove, manages and maintains a panel of pre-qualified solicitors who act on behalf of both LendInvest and the borrower on a joint representation basis.

If you do not have a preferred solicitor we recommend choosing either JMW or Lightfoots from the panel list. We have dedicated teams at these firms who have worked with LendInvest for over 5 years and they have a good understanding of our process and risk appetite.

Instructing a solicitor on our Panel

- Choose your preferred solicitor from the panel list below.
- Initiate the instruction by contacting the chosen firm, providing as much information as possible. We encourage you to do this early in the process so that legal work can commence.
- When completing our online application form, ensure you select the solicitor acting from the **Preferred solicitor** dropdown within the solicitors page.

Please note that if the matter does not proceed any legal costs incurred will be the responsibility of the borrower.

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If the borrower wishes to select separate representation - or where joint representation is not applicable on the matter, the borrower will be required to select a firm to act on their behalf that meets the solicitor firm requirements below. LendInvest will also instruct a firm to act on our behalf from our preferred panel. The borrower will be responsible for all legal fees regardless of representation.

Solicitor Firm Requirements

Any firm that would like to be included on the LendInvest panel - or act on a separate representation basis - would need to adhere to the following requirements:

- To be registered with the Law Society and have a minimum of 3 SRA-approved managers.
- If a solicitor has 2 SRA-approved managers but are accredited with the Law Society's Conveyancing Quality Scheme (CQS), this is also acceptable.
- If the security is in Scotland, rather than SRA members, the solicitor's office will need a minimum of 2 partners.

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- Be registered on the Council of licensed conveyancers website
- Minimum of 3 directors or registered managers

Adding a firm to the Panel

If you want to submit a request for a solicitor to join our panel please send the request via email to resicompletion@lendinvest.com. Please provide the name of the firm, the full address and registered office address. Please also include the link to their Law Society registration to confirm they satisfy our requirements.

Any request to be added onto the panel will be reviewed and processed within a month. Once this process has been completed, we will update you on the outcome.

