lendinvest Mortgages

Solicitor Panel and Guidance

LendInvest Conveyancing Panel

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
- Once the signed offer has been returned to us, we will send this and any other relevant documents to the acting solicitor

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

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SW19 3TA

London
Chester House
Fulham High Street
SW6 3JA

London
Chester House,
Kennington Park
1-3 Brixton Road
SW9 6DE

London
58 Borough High Street
SE1 1XF

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85 Uxbridge Road
1st Floor, Ealing Cross
Ealing
W5 5BW

Manchester
112 Timber Wharf
32 Worsley Street
Greater Manchester
M15 4NX

Northampton
K G House, Kingsfield Close
Kings Heath Industrial Estate
Northamptonshire
NN5 7QS

Peterborough
Stuart House
St. Johns Street
Cambridgeshire
PE1 5DD

Reading
40 Caversham Road
Berkshire
RG1 7EB

Reigate
34 Bell Street
Surrey
RH2 7SL

Sevenoaks
138 High Street
Kent
TN13 1XE

Workington
Unit 6, Tarn Howe
Lakes Road
Cumbria
CA14 3YP

Worthing
16-18 Chapel Road
West Sussex
BN11 1BJ

Wallington
Cantium House
SM6 0DZ

The Chamber Practice Ltd

Dundee
30 Whitehall Street
Angus
DD1 4AF

Thomas Magnay & Co LLP

Newcastle upon Tyne
8 St. Marys Green,
Whickham
NE16 4DN

TWM Solicitors LLP

Cranleigh
Broadoak House
Horsham Road
Surrey
GU6 8DJ

Epsom
123 High Street
Surrey
KT19 8AU

Guildford
65 Woodbridge Road
Surrey
GU1 4RD

Leatherhead
Sweech House
Gravel Hill
Surrey
KT22 7HF

London
7-9 Queens Road
SW19 8NG

London
Unit 6, Stephendale Yard
Stephendale Road
SW6 2LR

Reigate
40 West Street
Surrey
RH2 9BT

LendInvest Solicitor Panel

Vas Solicitors Limited

Mitcham
156 London Road
CR4 3LD

VC Law Ltd

Liverpool
56 Tithebarn Street
Liverpool
Merseyside
L2 2SR

VMH Solicitors Limited

Edinburgh
8 Sibbald Walk
EH8 8FT

Wallace Quinn & Co Ltd

Glasgow
Suite 3 21 Glasgow Road
Baillieston
Glasgow
Lanarkshire
G69 6JT

Livingston
Fairbairn House
Fairbairn Place
Livingston
West Lothian
EH54 6TN

Watermans Legal Limited

Edinburgh
3-10 Dock Place
Midlothian
EH6 6LU

Glasgow
193 Bath Street
East Renfrewshire
G2 4HU

Woodgrange Solicitors LLP

Grays
The Old Courthouse,
Orsett Road
Essex
RM17 5DD

Preferred Partners/Separate representation

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.

CLC registered firms:

- 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 request for a solicitor to join our panel please send the request via email to btlcompletion@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 to the panel will be reviewed by the team. Once this has been approved, we will update you on the outcome.

Separate Representation Legal Fees

The tables below set out the fee scales for our preferred partners on matters where Separate Representation is selected. These fees are a representation only, actual fees may be higher, particularly for more complex cases that involve additional legal work and exclusive of VAT and Disbursements.

Remortgage/Purchase (No Title Insurance)

Loan Size	LendInvest Solicitor Fee
Up to £250,000	£750
£250,001 - £500,000	£850
£500,001 - £750,000	£900
£750,001 - £1,000,000	£1,150
£1,000,001 +	Please request quotation

Remortgage/Purchase (with Title Insurance)

Loan Size	LendInvest Solicitor Fee
Up to £250,000	£550
£250,001 - £500,000	£700
£500,001 - £750,000	£800
£750,001 - £1,000,000	£900
£1,000,001 +	Please request quotation

Contacting us

If you have any questions or queries relating to our legal panel or process please contact 020 3836 1837 or btlcompletion@lendinvest.com.