

FOR THE USE OF MORTGAGE INTERMEDIARIES AND OTHER PROFESSIONALS ONLY

ALL YOU NEED TO DRIVE YOUR BUSINESS

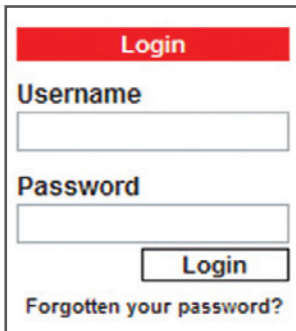
BM SOLUTIONS
CONVEYANCING



**STEP BY STEP
GUIDE TO
CONVEYANCING**

Easy step by step guide

1.

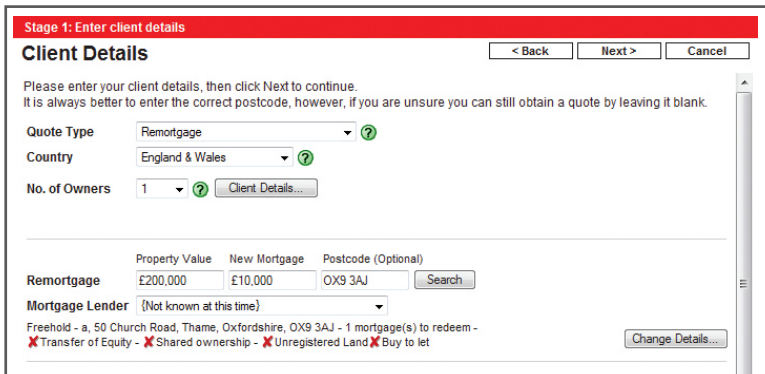


A screenshot of a login form. At the top is a red header with the word "Login" in white. Below the header are two text input fields: "Username" and "Password". To the right of the "Password" field is a "Login" button. Below the "Login" button is a link that says "Forgotten your password?".

Log on to www.bmsolutionsconveyancing.com enter your username and password. To register please go to www.bmsolutions.co.uk or call us on 01844 265 386.

Lines open: Monday to Thursday 8am-8pm, Friday 8am-6pm, Saturday 9am-4pm and Sunday 10am-1pm.

2.



A screenshot of a web form titled "Stage 1: Enter client details" with a red header. The form is titled "Client Details" and has navigation buttons: "< Back", "Next >", and "Cancel". Below the title is a message: "Please enter your client details, then click Next to continue. It is always better to enter the correct postcode, however, if you are unsure you can still obtain a quote by leaving it blank." The form contains several fields: "Quote Type" (dropdown menu set to "Remortgage"), "Country" (dropdown menu set to "England & Wales"), and "No. of Owners" (dropdown menu set to "1"). Below these is a "Client Details..." button. A horizontal line separates the top section from the bottom section. The bottom section has three input fields: "Property Value" (set to "£200,000"), "New Mortgage" (set to "£10,000"), and "Postcode (Optional)" (set to "OX9 3AJ"). There is a "Search" button next to the postcode field. Below these is a "Mortgage Lender" dropdown menu set to "(Not known at this time)". At the bottom of the form, there is a "Change Details..." button and a list of mortgage types with checkboxes: "Freehold - a, 50 Church Road, Thame, Oxfordshire, OX9 3AJ - 1 mortgage(s) to redeem -", "Transfer of Equity", "Shared ownership", "Unregistered Land", and "Buy to let".

Enter the details including the postcode and a list of accurate competitive illustrations including the exact cost of local searches and disbursements will be produced.

3.

Stage 2: Compare quotes and view illustrations


Quote Summary

























Print < Back Next > Cancel




All fees are inclusive of VAT and distances are in miles.
 Select a solicitor firm then click Next to view a full breakdown of the quote. (HINT: Simply click the firm's name as a shortcut)

Show distance from Remortgage property: 50 Church Road, Thame, Oxfordshire, OX9 3AJ

Sort results by Fee

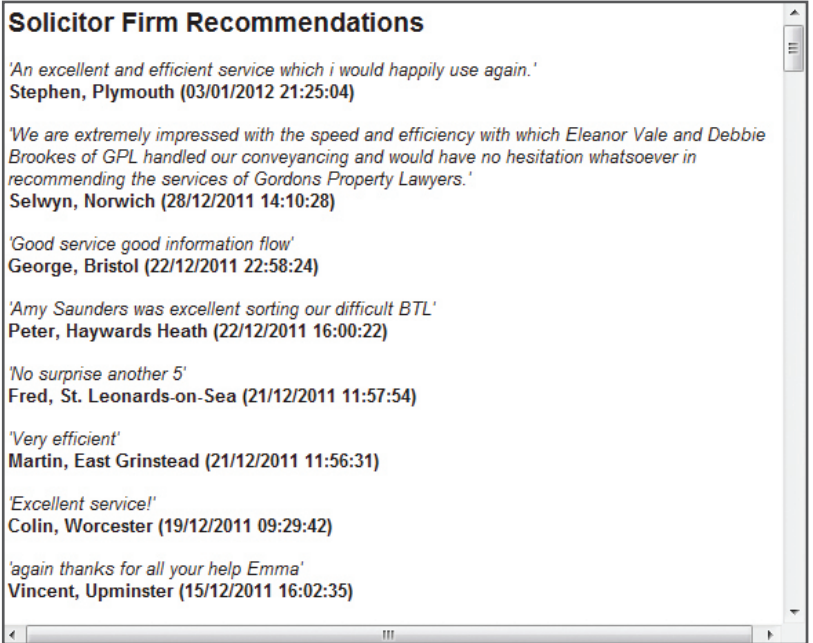
Preferred firms are highlighted. Click the  symbol to view the extra benefits.

Solicitor Firm	Distance	Rating	Costs	Disbs	Total
 Gordons Property Lawyers (Maidenhead R)  	18.8	87% +	£345.90	£74.00	£419.90
 O'Neill Patient Solicitors LLP (Stockport) 	122.3	92% =	£360.00	£76.00	£436.00
 Harding Evans (Newport) 	87.4	84% +	£342.00	£101.00	£443.00
 Grindeys LLP (Stoke-on-Trent) 	100.5	88% +	£360.00	£96.00	£456.00
 Beaumont Legal (Wakefield)  	136.6	90% =	£396.00	£70.00	£466.00
 JST Lawyers (Liverpool) 	142.3	87% +	£360.00	£110.25	£470.25
 Martin-Kaye LLP (Telford) 	89.2	95% =	£360.00	£112.00	£472.00
 Cheesman & Co (Liverpool) 	142.2	91% =	£426.00	£76.00	£502.00
 Hardman & Whittles (Heywood) 	137.6	86% =	£420.00	£90.00	£510.00
 Forshaws Davies Ridgway LLP (Frodsham) 	129.7		£420.00	£110.00	£530.00
 Forshaws Davies Ridgway LLP (Warrington) 	132.0		£420.00	£110.00	£530.00

(Click on  to view contact details or  to view recommendations for the solicitor) BM Solutions Conveyancing Helpdesk  01844 265386

You will then see a quote summary page listing all the solicitors on the panel with their exact costs and disbursements which you can sort according to their price, location or rating – clients and Introducers provide these ratings when each case completes. You can print this page for your records to demonstrate that you have done your research and found the most suitable firm for your client and have ‘Treated Customers Fairly’.

4.



Solicitor Firm Recommendations

'An excellent and efficient service which i would happily use again.'
Stephen, Plymouth (03/01/2012 21:25:04)

'We are extremely impressed with the speed and efficiency with which Eleanor Vale and Debbie Brookes of GPL handled our conveyancing and would have no hesitation whatsoever in recommending the services of Gordons Property Lawyers.'
Selwyn, Norwich (28/12/2011 14:10:28)

'Good service good information flow'
George, Bristol (22/12/2011 22:58:24)

'Amy Saunders was excellent sorting our difficult BTL'
Peter, Haywards Heath (22/12/2011 16:00:22)

'No surprise another 5'
Fred, St. Leonards-on-Sea (21/12/2011 11:57:54)

'Very efficient'
Martin, East Grinstead (21/12/2011 11:56:31)

'Excellent service!'
Colin, Worcester (19/12/2011 09:29:42)

'again thanks for all your help Emma'
Vincent, Upminster (15/12/2011 16:02:35)

By clicking on the 'R' from the quote summary page, you can see real recommendations for that solicitor provided by clients and Introducers.

5.

Illustration for Conveyancing

This illustration is valid for 14 days.

Quote Ref. HCS9957571Q Quote Date 04/01/2012

Client Name(s) Mr Client

Solicitor Firm Gordons Property Lawyers LLP

Remortgage of 50 Church Road, Thame, Oxfordshire, OX9 3AJ

Freehold - Property Value: £200,000 - New mortgage lender: {Not known at this time} - 1 mortgage to redeem - New Mortgage: £10,000

X Transfer Of Equity - **X** Shared ownership - **X** Unregistered Land - **X** Buy To Let

Costs	Cost (exc.VAT)
Legal Fee (fee for handling of case)	£288.25
VAT @ 20%	£57.65
Disbursements	Cost (no VAT/VAT inc.)
Search Fees	£14.00
Land Registry (E&W)	£50.00
Telegraphic Transfer	£0.00
Bankruptcy Search	£2.00
HMLR Final Search	£4.00
OCEs (Title & Plan)	£4.00
Total Cost	£419.90

Under the duty of disclosure required to be made to you by Solicitors Regulation Authority, we must inform you that the conveyancer will pay United Legal Services a marketing fee for our service in promoting them. This fee is part of the usual costs that a conveyancer may incur as part of promoting their own services to obtain work.

By clicking on the required solicitor firm a comprehensive, itemised illustration is provided. There are no hidden fees.

6.

Stage 4: Ready to instruct

Confirm Instruct

You are now ready to instruct your chosen solicitor firm.
Please confirm that you are happy with the quote by ticking the box below then click NEXT to instruct.
If you would like to view the quote again click the line below.

Ref.	Solicitor Firm	Costs	Disbs	Total
HCS9957571Q	Gordons Property Lawyers (Maidenhead R)	£345.90	£74.00	£419.90

I confirm that..

The client has received a copy of quote HCS9957571Q and would like to instruct Gordons Property Lawyers LLP to do their conveyancing in accordance with these terms.

You can instruct at the click of a button and immediately send the case to the solicitor.

7.

Remortgage of 50 Church Road, Thame, Oxfordshire, OX9 3AJ: Progress		
Stages (Click here to SHOW ALL the stage descriptions)	Expected Date	Completed Date
+ 1) Case Created	04/01/2012	04/01/2012
+ 2) Starter-pack sent	05/01/2012	05/01/2012
+ 3) Starter-pack received	12/01/2012	12/01/2012
+ 4) Client ID Verification Received	12/01/2012	12/01/2012
+ 5) Redemption Statement Requested	12/01/2012	12/01/2012
+ 6) Redemption Statement Received	19/01/2012	19/01/2012
+ 7) Deeds/Official Copy Requested	12/01/2012	12/01/2012
+ 8) Deeds/Official Copy Received	19/01/2012	
+ 9) Title Checked	20/01/2012	
+ 10) Mortgage Offer Received	18/01/2012	
+ 11) Mortgage Deed Sent to Borrower	23/01/2012	
+ 12) Signed Mortgage Deed Received	06/02/2012	

Each case can be tracked online 24/7. You will also receive an automatic email when each key stage of the transaction proceeds.

This will save you time phoning the solicitor for updates and ensures you are notified in advance of exchange as a helpful reminder to put associated buildings and contents, and life insurance policies at risk.

BM Solutions Conveyancing enables you to make the most of conveyancing

- ▶ Earn extra income, up to £200 per case
- ▶ Get your clients competitive quotes
- ▶ Track cases 24/7
- ▶ Add existing preferred solicitor to panel
- ▶ Solicitors competing on price and service thereby embracing the 'Treating Customers Fairly' ethos

Dedicated Help Desk

01844 265386*

For more information on our conveyancing service, visit:

www.bmsolutions.co.uk

or email:

bmsolutionsconveyancing@utdgroup.com

or speak to your Business Development Manager

If you do not have professional experience, you should not rely on the information contained in this communication. If you are a professional and you reproduce any part of the information contained in the communication, to be used with or to advise private clients, you must ensure it conforms to the Financial Services Authority's advising and selling rules.

*Opening times: Monday to Thursday 8am-8pm, Friday 8am-6pm, Saturday 9am-4pm and Sunday 10am-1pm.

Calls may be monitored and recorded for security and training purposes.

Your clients may have to pay the amounts paid to others, for example searches.

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