

Afin Bank – Legal Process

Afin Bank offers both dual legal representation and separate legal representation on Residential and Buy to Let purchase transactions, with our Express Service for re-mortgage transactions.

Dual legal representation is not available for Buy to Let transactions where the client is based overseas.

Dual Representation

Our dual representation is offered via our panel firm Leading Property Lawyers (LPL), more information can be found on their website: [Leading Property Lawyers](#)

There is no upper limit on transaction size for dual representation and all UK based clients, including those working in the UK on VISAs, are eligible.

Advantages of Dual Representation:

1. Cost Efficiency: Clients benefit from reduced legal fees and administrative costs.
2. Streamlined Communication: A single representative facilitates quicker information exchange between parties.
3. Faster Transaction Times: Coordinated efforts reduce delays and improve turnaround times.

Dual Representation fees:

Legal Cost - Purchase	Cost
0 - £350,000	£757
£351,000 - £500,000	£857
£500,0001 - £625,000	£957
£526,001 - £795,000	£1,057
£795,001 +	£1,712

Please note the above prices exclude VAT

In addition to the costs described above, on dual representation cases, Afin Bank's panel solicitor may also be required to undertake further work which could potentially incur additional cost, some common examples include:

Supplementary Costs for Dual Rep	Cost
Leasehold property assessment	£295
New Build transactions	£250
Gifted equity / deposit	£75 (per gift)
High Rise BSA flat transactions	£1,500
Leasehold property assessment	£295

Please note the above prices exclude VAT

On rare occasions we may not be able to offer dual representation e.g. if a conflict of interest is identified.

Separate Representation

Separate legal representation is also available to applicants where dual representation is not required. In these cases both the applicant and Afin Bank will have separate legal representation.

Separate Representation fees:

Legal Costs – Purchase	Cost
0 - £350,000	£757
£351,000 - £500,000	£857
£500,0001 - £625,000	£957
£526,001 - £795,000	£1,057
£795,001 +	£1,712

Please note the above prices exclude VAT

The fees above are for Afin Bank's legal costs. The borrower will need to appoint and instruct their own solicitor and is responsible for both sets of legal costs.

Requirements

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

Express Re-mortgage service

Our Express re-mortgage service (via Leading Property Lawyers - LPL) provides an efficient dual representation legal solution tailored to expedite the re-mortgage completion process, while keeping costs to a minimum for your client.

Legal Costs – Re-mortgage	Cost
Up to £250,000	£295
£250,001- £500,000	£350
£500,001 - £750,000	£500
£750,001+	£1,000

Please note the above prices exclude VAT

Clients do not require their own solicitor on the Express re-mortgage service, however for more complex transactions separate legal representation is also available for your clients at the above pricing.