

FOR THE USE OF MORTGAGE INTERMEDIARIES AND OTHER PROFESSIONALS ONLY

ALL YOU NEED TO DRIVE YOUR BUSINESS

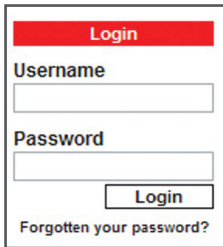
BM SOLUTIONS
CONVEYANCING

The background of the page features two spotlights. One is on the left, angled downwards and to the right, casting a bright white beam. The other is on the right, angled downwards and to the left, also casting a bright white beam. The two beams converge towards the center of the page, creating a path of light against a dark background. The spotlights themselves are black with white lenses.

**STEP BY STEP
GUIDE TO
CONVEYANCING**

Easy step by step guide

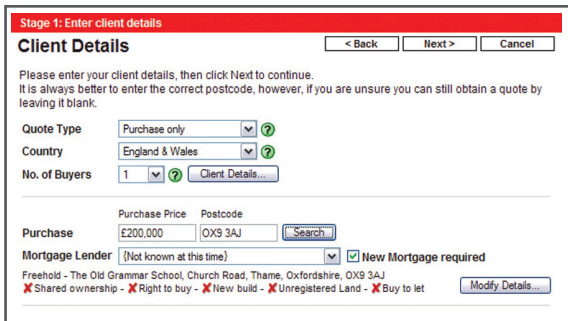
1.



The screenshot shows a login form with a red header bar containing the word "Login". Below the header, there are two text input fields: "Username" and "Password". A "Login" button is positioned below the password field. At the bottom of the form, there is a link that says "Forgotten your password?".

Log on to www.bmsolutionsconveyancing.com enter your username and password. If you are a new user click on register.

2.



The screenshot shows a form titled "Stage 1: Enter client details" with a red header bar. Below the header, there are three buttons: "< Back", "Next >", and "Cancel". The main heading is "Client Details". Below this, there is a paragraph of text: "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 with "Purchase only" selected), "Country" (dropdown menu with "England & Wales" selected), "No. of Buyers" (dropdown menu with "1" selected), "Purchase Price" (text input with "£200,000"), "Postcode" (text input with "OX9 3AJ"), "Mortgage Lender" (dropdown menu with "{Not known at this time}" selected), and a checked checkbox for "New Mortgage required". At the bottom, there is a list of search results: "Freehold - The Old Grammar School, Church Road, Thame, Oxfordshire, OX9 3AJ" and a list of search criteria: "X Shared ownership - X Right to buy - X New build - X Unregistered Land - X Buy to let".

Enter the details including the postcode and a list of accurate competitive illustrations including the exact cost of local searches 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

Sort results by

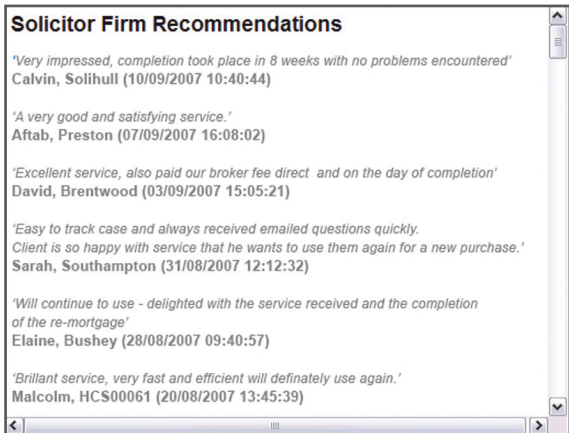
Preferred firms are highlighted. Click the ★ symbol to view the extra benefits.

Solicitor Firm	Distance	Rating	Costs	Disbs	Total
<input checked="" type="radio"/> Wright & Lord (Convey Today) (Mor) R	178.8	71% -	£292.58	£2,293.50	£2,586.08
<input type="radio"/> Tait Farrier Graham (Gateshead) R	223.4	85% =	£300.80	£2,305.50	£2,606.30
<input type="radio"/> Ison Harrison (Wellington Street Lee) R	143.4	76% +	£251.45	£2,356.85	£2,608.30
<input type="radio"/> Poole Alcock (Stoke-On-Trent)	108.5		£258.50	£2,356.23	£2,614.73
<input type="radio"/> Ramsdens Solicitors LLP (Elland)	138.4		£246.75	£2,376.63	£2,623.38
<input type="radio"/> Richard Miller (Yelverton) R	161.5		£258.27	£2,370.25	£2,628.52
<input type="radio"/> Temple Heelis (Kendal) R	192.7	74% =	£276.13	£2,371.25	£2,647.38
<input type="radio"/> Alexander & Co Solicitors (Derby) R	83.9		£240.88	£2,423.23	£2,664.11
<input type="radio"/> Gregsons Solicitors (Crosby Liverp) R	147.8	55% =	£341.92	£2,326.00	£2,667.92
<input type="radio"/> Gregsons Solicitors (Holywell) R	141.4		£341.92	£2,326.00	£2,667.92
<input type="radio"/> Lamb Brooks (Basingstoke)	34.1		£274.95	£2,393.65	£2,668.60
<input type="radio"/> Warings (Blackpool) R	167.2	76% -	£317.25	£2,354.74	£2,671.99

(Click on **i** to view contact details or **R** to view recommendations for the solicitor) Hazel Helpdesk 01844 262392

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

'Very impressed, completion took place in 8 weeks with no problems encountered'
Calvin, Solihull (10/09/2007 10:40:44)

'A very good and satisfying service.'
Aftab, Preston (07/09/2007 16:08:02)

'Excellent service, also paid our broker fee direct and on the day of completion'
David, Brentwood (03/09/2007 15:05:21)

*'Easy to track case and always received emailed questions quickly.
Client is so happy with service that he wants to use them again for a new purchase.'*
Sarah, Southampton (31/08/2007 12:12:32)

*'Will continue to use - delighted with the service received and the completion
of the re-mortgage'*
Elaine, Bushey (28/08/2007 09:40:57)

'Brilliant service, very fast and efficient will definately use again.'
Malcolm, HCS00061 (20/08/2007 13:45:39)

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. HCS16702Q Quote Date 16/07/2007
 Client Name(s) Mr Client
 Solicitor Firm i-move Property Lawyers Limited

Purchase of property in Thame, Oxfordshire, OX9 3AJ

Freehold - Purchase Price: £200,000 - New mortgage required - Lender: (Not known at this time)
 * Shared ownership - * Right To Buy - * New Build - * Unregistered Land - * Buy To Let

Costs	Cost (exc.VAT)
Legal Fee (fee for handling of case)	£311.75
VAT @ 17.5%	£54.56
Disbursements	Cost (no VAT/VAT inc.)
Standard and Optional Enquiries of Local Authority (2002 Edition) [LA]	£114.00
Landmark Envirosearch Residential [LA]	£44.65
Register of Local Land Charges requisition for search and official certificate of search [LA]	£6.50
Drainage & Water - Con 29DW [Estimate]	£49.00
Land Registry Fee	£150.00
Stamp Duty Fee	£2,000.00
Telegraphic Transfer	£35.25
HMLR (final search)	£4.00
Bankruptcy Search (per name)	£2.00
Total Cost	£2,771.71

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

6.

Confirm Instruct

< Back **Next >** Cancel

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
HCS16702Q	i-move Property Lawyers Limited (Hythe)	£366.31	£2,405.40	£2,771.71

I confirm that..

The client has received a copy of quote HCS16702Q and would like to instruct i-move Property Lawyers Limited 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.

Sale of 10 Simmons Court, Aylesbury, Buckinghamshire, HP21 9QR: Progress		
Stages (Click here to SHOW ALL the stage descriptions)	Expected Date	Completed Date
1) Authority to obtain deeds received and deeds applied for	31/08/2006	24/08/2006
2) Property Information Form and Fixtures and Fittings List sent to client	22/06/2006	21/06/2006
3) Deeds received and Contract sent	06/09/2006	28/08/2006
4) Additional enquiries received from buyers solicitor	20/09/2006	14/09/2006
5) All enquiries answered	27/09/2006	18/09/2006
6) Contract signed by the Seller	13/10/2006	13/10/2006
7) Buyer's searches and mortgage offer received	13/10/2006	13/10/2006
8) Contract signed by the Buyer	20/10/2006	
9) Exchange of Contracts		
10) Completion		

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.bmsolutionsconveyancing.com

or email:

bmsolutionsconveyancing@utdgroup.com

or speak to your Business Development Manager

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*Opening times: Monday - Friday 8am-8pm Saturday & Sunday 9am-4pm. 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. Information correct as at February 2009.

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