

Foundation Home Loans has an open panel of solicitors for all applications. We will therefore allow the borrowers' solicitors to act on our behalf (as well as the borrowers) for both individual applications and limited company applications provided the following criteria can be met:

1. Registered on the Law Society website
2. Have 3 or more SRA-approved managers (no licensed conveyancers)
3. Attained membership to the Law Society's Conveyancing Quality Scheme (CQS)

Checks will be made to ensure that the borrowers' solicitors meet all of these requirements. Where any of the above 3 requirements cannot be met, the borrower can continue to use their own selected firm to act on their behalf, but we will instruct one of our panel solicitors to act on our behalf. The legal fees for both firms will then need to be paid by the borrowers through their own funds.

### **Limited Company Applications for Standard Properties**

FHL will accept dual legal representation on all limited company applications, provided the firm is experienced in providing the requisite conveyancing for limited companies. The borrower is responsible for their own legal costs.

### **Houses in Multiple Occupation or Multi-Unit Properties**

For Houses in Multiple occupancy and Multi-Unit Freehold Blocks, FHL will only accept dual representation from either TLT or TWM solicitors.

Note that we will also instruct one of our panel solicitors to act on our behalf if the mortgage application is for a residential loan, where there is any element of unsecured debt consolidation being repaid as part of the transaction.