

# Dual representation

## Important information

If your client wishes to use a solicitor who is not on our panel we'll appoint one of our panel solicitors to act on our behalf.

This is called **dual representation** or **separate representation**.

Dual representation is acceptable to us providing the following conditions are met:

- The transaction is a **residential purchase** – we do not accept BTL applications on a dual representation basis.
- Your client is advised they are responsible for the payment of the legal fees for both the solicitors they have instructed **AND** the solicitors acting on Santander's behalf.
- We'll appoint one of our panel solicitors to act on our behalf and they'll work closely with your client's chosen solicitor or conveyancer.
- Our panel firms will charge a fee for a standard purchase exclusive of VAT and disbursements. These costs **MUST** be met by your client:
  - £275 + VAT (for transactions with a purchase price up to £500,000)
  - £375 + VAT (for transactions with a purchase price over £500,000)

You and your client will also need to be aware of the following:

- Our panel solicitor will contact your client's solicitor and work alongside them in connection with the purchase.
- Our panel solicitor **will not** liaise directly with your client.
- Santander **will not** liaise directly with your client's solicitors.

Applications where dual representation is used **can often take longer** than a standard application to go through to completion.

### Submitting applications on Introducer Internet

To help us process your client's application as quickly as possible, within Introducer Internet please accurately complete the solicitor details. You won't be able to proceed without entering this information.

If you have any questions please speak to your [dedicated contact](#).

