



# Tariff of Charges

Setting up a mortgage		
Type of fee or charge	When is it payable	Amount
Application fee	Payable on application, non-refundable	£150
Arrangement fee	Payable on completion	From 1% of your Loan See illustration/ mortgage offer
CHAPS fee	Payable on completion	£30
Lender's Legal fee	Payable on completion	See illustration/ mortgage offer
Valuation fee	Payable on application, non-refundable  The cost of the valuation will depend on the property value and the property type. See illustration/mortgage offer for details	

Once your mortgage is up and running		
Type of fee or charge	When is it payable	Amount
CHAPS fee	Payable when we transfer funds for a mortgage or additional Borrowing	£30
Change of parties	Payable when you request that another person is added to or taken off your mortgage	£125
Release of part security	Payable when you ask us to vary our security	£100
Change of term	Payable when you request to amend terms of your existing mortgage	£50
Consent to second charge	Payable when a second or subsequent lender requests permission to register a charge against your property	£25
Mortgage questionnaire	Payable when another lender requests information on your mortgage	£50

### Redeeming your mortgage

Type of fee or charge	When is it payable	Amount
Administration fee	Charged on redemption of your mortgage	£100
Deeds production fee	Charged on redemption of your mortgage	£50
Redemption statement	Charged on redemption of your mortgage	£15
Search fee	Charged on redemption of your mortgage	£5

### If you have a problem paying your mortgage

The first thing you should do is call us so we can talk and work out the best way forward. There may be costs involved if you do have problems paying your mortgage. Typical costs are shown below but may vary

Type of fee or charge	When is it payable	Amount
Unpaid direct debit/cheque	Payable if your cheque or direct debit is returned as unpaid by your bank (only charged once in any month)	£30
Unpaid ground rent	Payable when your freeholder or management company approaches us due to unpaid ground rent or service charge in order to prevent forfeiture of lease. If we agree to pay any such outstanding amount this will be added to your mortgage	£35
Arrears administration fee	Payable for each month your mortgage is two payments or more in arrears with no arrangement to repay in place. The fee is not charged where an agreed payment arrangement is maintained	£35
Instruct solicitors	Payable when we first instruct our solicitor to commence proceedings for possession of your property	£100
Property management costs	Payable once possession granted – charged for changing locks, draining systems, property clearance and preparing for sale	At cost
Estate agent fees	The costs associated with the sale of your property – these will be deducted from the proceeds of sale	At cost
Solicitors acting on repossession	Court fees and solicitor's costs charged to the account for dealing with all actions for possession of a property	At cost
Solicitor conveyancing costs	Payable on completion – charged for checking title to property, preparing the contract, exchange and completion of the contract	At cost

### **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Depending on your individual circumstances and the complexity of your mortgage arrangement, there may be additional costs which we will inform you of in advance.

This information is correct as at November 2018.