

# Mortgage Charges

Details of charges which may be applied for specific services are listed below. Charges for services not listed are subject to negotiation and will be confirmed in writing before they are applied.

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
<b>Before your first monthly payment.</b> These are the fees and charges you may have to pay before we transfer your mortgage funds.	Re-inspection fee	If your mortgage is released in stages and you're using it to renovate (or build) your home, this covers the new valuation we need to do after the work is carried out. Fees may vary on occasion depending on the location of the property.	£50
	Product fee	This is charged on some mortgages as part of the deal. It can be paid up-front or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount.	Variable
	Legal fees	You will normally instruct a solicitor to act on your behalf in connection with your home purchase transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are charged by the solicitor, directly to you, unless we tell you that we will contribute to the legal costs as part of your product deal.	Charged by the solicitor, directly to you.
	Valuation fee	The lender's valuation report, which is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission. There are other homebuyers or structural survey options available at a cost. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	Variable
<b>If you ask us for extra documentation and/services beyond the standard management of your account</b>	Registration and acknowledgement of second charge	Charged if you take out another loan secured on your property.	£35
	Duplicate / Interim statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£25
<b>If you change your mortgage</b>	Changes to repayment method fee	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£75
	Change of term fee	Extending or reducing the remaining term of your mortgage.	£25
	Early repayment charge	You may have to pay this if you overpay more than your mortgage terms and conditions allow, or you change your mortgage product or lender during a special rate period.	Please see your European Standard Information Sheet
	Consent to let fee	If you want to let your property but don't have a buy to let mortgage, you'll pay this for each consent to let agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£75
	Partial release of property fee	Payable if you want to remove part of a property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£70
	Giving you a reference	Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you give us permission.	£50
	Revaluation fee	A valuation fee may be payable as a result of your asking for further funds.	£75
	Change of parties administration fee	Our administrative costs of adding or removing someone ('a party') to or from the mortgage.	£100
<b>Ending your mortgage term</b>	Early repayment charge	You may be charged this if you repay your mortgage in full before the mortgage terms ends.	Please see your European Standard Information Sheet
	Redemption statement fee	Two redemption statements will be provided free of charge. A charge will be made for additional statement requests.	£25
	Mortgage exit fees	You may have to pay these fees if: - Your mortgage comes to an end - You transfer the loan to another lender; or - Transfer borrowing from one property to another These fees are payable at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another property or another lender (known as 'redemption'). You may be charged a separate fee by your solicitor or licenced or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.	Redemption administration fee £50  Deeds sealing fee £50
<b>If you are unable to pay your mortgage</b>	Arrears fees	You will be charged an initial arrears fee when a payment shortfall arises equivalent to two monthly payments. A further quarterly charge of £25 will be applied while this situation prevails. These charges will not apply when an agreed arrangement to clear a payment shortfall is entered into and maintained.	£25

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