

Valuation Fee Scales

Effective from 1 January 2024

The following valuation fees are for a basic Property Assessment Report. Although you'll receive a copy of the report, its main purpose is for us to obtain a valuation to make sure the property is suitable for a mortgage. If you'd like a more detailed survey of the property, please contact us for a personalised quote.

Once paid, valuation fees are non-refundable.

Property value	Cost	Property value	Cost
Up to £300,000	£360	Up to £1,200,000	£1,200
Up to £400,000	£410	Up to £1,300,000	£1,300
Up to £500,000	£510	Up to £1,400,000	£1,400
Up to £600,000	£610	Up to £1,500,000	£1,500
Up to £700,000	£710	Up to £1,600,000	£1,600
Up to £800,000	£810	Up to £1,700,000	£1,700
Up to £900,000	£910	Up to £1,800,000	£1,800
Up to £1,000,000	£1,000	Up to £1,900,000	£1,900
Up to £1,100,000	£1,100	Up to £2,000,000	£2,000

Drive-past valuation fee	Cost
For further advances/variances to existing mortgages, subject to set criteria.	£230

This document is available in large print. Please call 01282 440500* or email mortgages@themarsden.co.uk and we'll be happy to send you a copy.

FOR GUERNSEY RESIDENTS ONLY. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Marsden Building Society (Guernsey) Registered Office P.O. Box 688, Court Place, Rue Du Manoir, St Peter Port, Guernsey GY1 3XZ. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in the FCA Financial Services Register under no: 206050. Complaints we cannot settle may be referred to the Channel Islands Financial Ombudsman Service.

Marsden Building Society is a member of the Building Societies Association, the Financial Services Compensation Scheme and the Financial Ombudsman Service. Principal Office, 6-20 Russell Street, Nelson, Lancashire BB9 7NJ. *Calls with be recorded and may be monitored. FP194907



Tariff of Charges

Effective from 1 January 2024 for various services related to your mortgage.

When you'll pay this charge	Name of charge	What the charge is for	Cost
Before your first monthly payment (These are the fees and charges you may have to pay before we transfer your mortgage funds.)	Booking fee	To reserve a mortgage product. It's payable on application and non-refundable.	Variable
	Arrangement fee	To cover the cost of setting up your mortgage. It's payable when your application's approved and refunded if your mortgage doesn't complete.	Variable
	Valuation fee	To cover the cost of a basic valuation. This charge is non-refundable.	Variable
	Re-offer fee	To re-issue a mortgage offer.	£75
	Legal fees	We'll act, or instruct a legal representative to act for us, to complete the legal documentation for your mortgage, any transfer of equity or additional borrowing. The legal representative's fees and charges will vary depending on the nature of the transaction and the property mortgaged. They'll be deducted from the advance and paid directly to them. If legal work has been carried out and the mortgage doesn't complete, you may still need to pay the legal fees and costs incurred, which will be payable by you, directly to the legal representative.	Variable
	Telegraphic transfer fee (CHAPS)	When your mortgage completes and the funds are electronically transferred to your legal representative's bank account.	£25
If you ask us for extra documentation and/or services beyond the standard management of your account	Interim statement fee	To cover the cost of producing each interim mortgage statement.	£15
	Refund of mortgage payment	To cover the cost of refunding any overpayments made to your account.	£15

When you'll pay this charge	Name of charge	What the charge is for	Cost
If you change your mortgage	Consent fee	To cover the cost of consenting to the registration of a second charge.	£35
	Change of term fee	To cover the cost of extending or reducing the remaining term of your mortgage.	£50
	Change of repayment method fee	To cover the cost of transferring all, or part, of your mortgage to a different repayment method.	£50
	Let property fee*	To cover the cost of amending and subsequent administration of a let property.	£100
	Property let interest rate adjustment*	The interest rate charged (over your existing product rate) will be dependent on the risk profile of the account.	Up to 2%
	Giving you a reference/historical information	To cover the cost of providing the information requested if another lender asks us for a mortgage reference, for example, how you've managed your mortgage account with us. We'll only supply this information if you've given us permission to do so.	£50
	Payment of unpaid ground rent/services charges	To cover the cost of dealing with unpaid ground rent and service charges for leasehold properties in order to protect the Society's security. The fee will be debited to your account together with the amount of unpaid ground rent and service charges.	£35
If you're unable to pay your mortgage	Release of part of mortgage security	To cover the cost of approving the release of part security. There will be additional legal representation costs to update the property title.	£50
	Unpaid/returned direct debit or cheque	To cover the cost of a payment being returned by your bank and the subsequent administration.	£10
	Legal action for possession of property	To cover the costs of preparing details so the Royal Court claim for possession of a property can be made. There'll be further charges to obtain and enforce an order for possession, including court fees and advocates costs.	Variable
	Possession fee	To cover the additional costs and administration required while your property is in possession until sold. You'll also be liable for the payment of all fees for securing and selling your property, such as estate agent fees and advocates costs.	£350

*Charged in relation to authorised and unauthorised tenancies.

When you'll pay this charge	Name of charge	What the charge is for	Cost
If you repay your mortgage	Repeat redemption requests	To cover the cost of producing repeat redemption statements either to you, your legal representative or new lender. Two redemption statements will be provided free of charge each year (on a 12-month rolling basis).	£25
	Early redemption charge	Your mortgage can be repaid in full at any time, however, early redemption charges may apply. You may also have to pay this charge if you overpay more than your product terms and conditions allows.	Variable
	Closure fee	To cover the cost of preparing the redemption statement and closing down the mortgage. If you also choose to vacate the charge, there's a fee payable to our advocates (please see 'Vacating the bond' below) plus cancellation court fees.	£85
	Vacating the bond	To cover the cost of our advocates cancelling and vacating the bond. The fee is payable directly to the advocates. There'll also be cancellation court fees to pay.	£150

General notes

- Any fees incurred which are charged to your mortgage account will be added on the 1st day of the following month, with the exception of legal fees. If the fee remains unpaid by the last day of the month, interest will be charged.
- All fees can be paid by cheque or debit card.
- We reserve the right to introduce, vary, amend or withdraw fees from time to time.
- We'll send you a tariff each year and if there are any changes throughout the year, we'll re-issue a copy to you.
- All fees are inclusive of VAT.