

General notes

- Any fees incurred which are charged to your mortgage account will be debited 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 then interest will be charged.
- All fees can be paid by cheque or debit card.
- Any fees for services not referred to in this Tariff will be quoted upon request or at the time the service is offered. The Society reserves the right to introduce, vary, amend or withdraw fees from time to time. We will send you a Tariff each year and if there have been changes to it. All fees are inclusive of VAT.

Tariff of Mortgage Charges

The Society's charges for various services in connection with your mortgage.

Effective date 01 January 2019 for new applications and 01 March 2019 for existing borrowers.

When you will pay this charge	Name of charge	What is this charge for	How much is this charge
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 is payable on application and is not refundable	Variable
	Arrangement fee	To cover the cost of setting up your mortgage	Variable
	Valuation fee	To cover the cost of a basic valuation	Variable
	Additional borrowing fee	To cover the cost of setting up the additional borrowing	£60
	Additional borrowing legal fee	This fee covers the legal charge made by external solicitors to carry out the legal work required in connection with your additional borrowing application. The fee is payable directly to the law firm at the time of completion	Variable
	Higher lending charge (HLC)	Payable when you borrow in excess of 80% of the property's value and is used to purchase an insurance policy to protect the Society against a potential loss should you default on your mortgage.	Variable
	Re-offer fee	To re-issue a mortgage offer	£75
	Re-inspection fee	To cover the cost of a re-inspection of your property	£55
	Telegraphic transfer fee (CHAPS)	For the electronic transfer of monies	£25

If you ask us for extra documentation and/or services beyond the standard management of your account	Duplicate/interim statement fee	To cover the cost of producing each duplicate/interim mortgage statement	£15
	Deeds Enquiry/photocopying	To cover the cost of re-producing and dispatching the documents requested. A land registry search may be required	£30
	Duplicate request for certificate of interest paid (for each year) fee	To cover the cost of producing a duplicate certificate of interest paid	£15

When you will pay this charge	Name of charge	What is this charge for	How much is this charge
If you change the mortgage	Early redemption charge (changing your mortgage)	Your mortgage can be repaid in full at any time, however, early redemption charges may apply. You may also have to pay this if you overpay more than your mortgage term allows	Variable
	Consent fee	To cover the cost of consenting to the registration of a second charge or providing consent to the granting of a lease - for example in connection with the installation of solar panels	£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
	Consent to let fee	To cover the cost of the Society considering any consent to let application and subsequent administration. The interest rate on the mortgage will increase by 1% where the Society has agreed the terms of an authorised let with a borrower. Where a borrower lets the property without the Society's agreement it will be treated as an unauthorised let and the interest rate will be increased by 2%	£100
	Giving you a reference/historical information	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 have given us permission. To cover the cost of providing information requested	£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
	Re-valuation fee	To cover the cost of a re-valuation of your property	£85
	Refund of mortgage payment	To cover the cost of refunding any overpayments made to your account	£15
	Release of part of mortgage security	To cover the cost of sealing and discharging the deed and any subsequent administration	£50

When you will pay this charge	Name of charge	What is this charge for	How much is this charge
If you are unable to pay your mortgage	Unpaid/returned direct debit or cheque	To cover the cost of a payment being returned by your bank and the subsequent administration	£10
	Monthly arrears fee	Where an account is more than 2 months in arrears and the borrower has not made an arrangement, or not adhered to an arrangement, to discharge the arrears	£25
	Legal action for possession of property	To cover the costs of preparing details in order that a county court claim for possession of a property can be made. In addition there will be further charges to obtain and enforce an Order for possession including court fees and solicitor's costs	£100
	Possession fee	To cover the additional costs and administration required whilst your property is in possession until sold. You will also be liable for the payment of all fees for securing and selling your property such as estate agents fees and solicitor's costs	£350
	Arrears administration	If you are in breach of the terms of your mortgage the Society may take action to enforce the terms of the mortgage against you and the costs incurred will be debited to your mortgage account. The fees payable by you will depend on the nature and extent of the action that the Society decides to take. These could include the costs of insuring the property and appointing a Land and Property Act (LPA) Receiver.	
	If you close your mortgage	Annual deeds storage fee	To cover the cost of the Society retaining your deeds and is charged annually if buildings insurance is not arranged by the Society (this service is no longer available for new requests.)
Closure fee		To cover the cost of sealing and dispatching of documents and title deeds to your legal representative and any subsequent administration. You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security	Up to £150
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	£25
Despatch of title deeds		To cover the cost of dispatching deeds to your legal representative	£30

