

Tariff of Mortgage Charges

Effective date 1 January 2021

for various services in connection with your mortgage.

When you will pay this charge	Name of charge	What is this charge?	How much is the charge?
Before your first monthly payment	Booking fee	To reserve a mortgage product. It is payable on application and is not refundable in the event your mortgage does not complete	Variable
	Arrangement fee	To cover the cost of setting up your mortgage. It is payable when your application is approved and refunded if your mortgage does not complete	Variable
	Valuation fee	To cover the cost of a basic valuation/ re-evaluation or re-inspection	Variable
	Re-offer fee	To re-issue a mortgage offer	£75
	Legal fees	Marsden Building Society will instruct a legal representative to act for it to complete the legal documentation for the mortgage, any transfer of equity and additional borrowing. The legal representative's fees and charges will vary according to the nature of the transaction and the property mortgaged and will be deducted from the advance amount and paid directly to them. If legal work has been carried out and the mortgage does not complete, you may be required to pay the legal fees and disbursements incurred which will be payable by you directly to the legal representative	Variable
	Telegraphic Transfer Fee (CHAPS)	For the electronic transfer of monies when your mortgage completes and funds are transferred to your legal representative's bank account	£25
If you ask us for extra documentation/ services beyond the standard management of your account	Duplicate/Interim statement fee	To cover the cost of producing each duplicate/ interim mortgage statement	£15
	Refund of mortgage payment	To cover the cost of refunding any overpayments made to your account	£15
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
	Legal action for possession of property	To cover the costs of preparing details in order that the Royal 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 advocate's costs	Variable

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	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 agent fees and Advocates costs	£350
	Monthly arrears fee	Where an account is 3 or more months in arrears and the borrower has not made an arrangement, or not adhered to an arrangement to discharge the arrears	£25
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 on 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 existing product rate) will be dependent on the risk profile of the account	Up to 2%
	*Charged in respect of authorised and unauthorised tenancies		
	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 information requested	£50
	Payment of unpaid ground rent/service 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 services charges	£35

	Release of part 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
If you repay your mortgage	Early redemption charge	Your mortgage can be paid in full at any time, however, early repayment charges may apply. You may also have to pay this if you overpay more than your terms allow	Variable
	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
	Closure fee	This fee covers the preparation of the redemption statement and closing down the mortgage. If you also choose to vacate the charge there is a fee payable to the Society's Advocates (please see Vacating the Bond) plus cancellation court fees payable in addition	£85
	Vacating the bond	This fee covers the cost of the Society's Advocates cancelling and vacating the Bond. The fee is payable directly to the Advocates. There will be cancellation court fees payable in addition	£150

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.
- Any fees can be paid by cheque or debit card
- Any fees for the services not mentioned in the 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.

Valuation Fee Scales

Effective date 01 January 2021

The following valuation fees are in respect of a basic Property Assessment Report. If you would like a more comprehensive survey please contact the Society for a personalised quotation. Once paid, valuation fees are not refundable in the event your application does not complete.*

Property value	Basic property assessment fee
Up to £300,000	£360.00
Up to £400,000	£410.00
Up to £500,000	£510.00
Up to £600,000	£610.00
Up to £700,000	£710.00
Up to £800,000	£810.00
Up to £900,000	£910.00
Up to £1,000,000	£1000.00
Up to £1,100,000	£1100.00
Up to £1,200,000	£1200.00
Up to £1,300,000	£1300.00
Up to £1,400,000	£1400.00
Up to £1,500,000	£1500.00
Up to £1,600,000	£1600.00
Up to £1,700,000	£1700.00
Up to £1,800,000	£1800.00
Up to £1,900,000	£1900.00
Up to £2,000,000	£2000.00
Property re-inspection fee	Property revaluation
Variable	Variable

*Please note the Valuation is for Marsden's internal use to establish the suitability of the property for mortgage purposes. You will be provided with a copy of the valuation report.



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

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