



List of Charges

Effective from 1st May 2018

The latest version of our List of Charges will always be available on our website and a printed version is available upon request.

We want you to be aware of the circumstances in which you may incur a fee. Detailed below is our latest List of Charges, which are subject to change from time to time. A copy of the latest List of Charges will be sent to you each year, except where there have been no changes and no new fees introduced.

Mortgage Fees		
Name of Fee	When is this fee payable	Amount
Before your first monthly payment		
These are the fees and charges you may have to pay before we transfer your mortgage funds.		
Additional borrowing fee	Charged for processing an application for additional borrowing.	£80
Application fee	Collected with the valuation fee for processing an application for a mortgage.	£125
Legal fee	You will normally instruct a Solicitor to act on your behalf in connection with your home purchase or remortgage transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees / costs are normally 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. The Society operates an approved panel of Solicitors which are available for you to choose from. Should you wish to choose a Solicitor from our Panel, you will be required to pay the costs incurred. Details of charges will be sent to you prior to commitment. You may choose to appoint your own Solicitor in which case you will be responsible for the fees incurred.	£500 (Approximate)
Arrangement 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.	This fee is product specific – please refer to the documents provided by your advisor
Re-inspection fee	If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the works carried out.	£80

Re-valuation fee	From time to time a Re-valuation of your property may be required. This usually occurs upon a request for a contract variation or additional borrowing. Fees will be communicated prior to commitment.	£150
Valuation fee	Our 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 to you at a cost and there may be different approaches in different parts of the UK. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	Please refer to Valuation Fee Scale provided by your advisor
If you ask us for extra documentation and/or services beyond the standard management of your account		
Copy extract from title deeds	Charged for retrieving your title deeds and photocopying requested extracts.	£25
Redemption statement	If you or your Solicitor request a statement to repay the mortgage.	£50
If you change your mortgage		
Please note if you change to a new product, the 'before your first monthly payment' fees may also apply at this stage.		
Change of repayment method	When you ask us to switch your mortgage from repayment to interest only or vice versa.	£30
Consent to the registration of a subsequent charge	Charged when we agree to a subsequent charge.	£25
Early repayment charge	You may have to pay this if you repay your mortgage in full during a period in which a special rate is applied to the mortgage contract. (e.g. while you're on a fixed or tracker interest rate).	This fee is product specific – please refer to the documents provided when your mortgage was agreed
Overpayment charge	You may have to pay this if you repay more than your mortgage contract allows.	This fee is product specific – please refer to the documents provided when your mortgage was agreed
Giving you a reference	When completing a Mortgage Reference or Questionnaire request from another lender.	£75
Letting your property	This fee is charged when we give consent to the property being let.	£75
Partial release of property	Payable if you want to release part of the mortgaged property or land. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£75

If you are unable to pay your mortgage

These are the most common charges you may have to pay if you fail to keep up with your mortgage payments. Some charges, for example those covering unpaid / returned Direct debits or Cheques, occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Arrears charge	Charged to your account if it is more than one month in arrears, and there is no agreement made and maintained with the Society to repay the outstanding balance.	£20 per month
Arrears visit	A visit to your home conducted by a Society representative.	£50
Legal proceedings fee	If we need to instruct Solicitors to commence court action to recover monies owed by you. You will also be liable for the Solicitor's fees and any other costs incurred by us.	£100
Repossession fee	If we are forced to take possession of the mortgaged property to recover monies owed by you. You will also be liable for all other costs incurred by us in obtaining possession of and selling your property.	£250

Ending your mortgage term

Discharge fee	<p>This fee becomes payable when:</p> <ul style="list-style-type: none">• Your mortgage term comes to an end;• You transfer the loan to another lender; or• You transfer borrowing from one property to another. <p>This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another lender or another property (known as 'redemption'). 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.</p>	£125
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Other mortgage related fees

Contingency buildings insurance fee	Whilst you hold a Mortgage account with us, you agree to keep the Property insured to its full rebuilding cost. If you do not or are unable to obtain insurance then we will need to insure our interest.	Approximately £75 – this is dependent upon the cost of insuring your property
Leasehold servicing fee	When we are requested to make payment of unpaid lease charges.	£50
Unauthorised letting/breach of mortgage conditions	If you let the mortgaged property or breach the conditions of the mortgage without our prior written consent.	£200

Savings Fees

Name of Fee	When is this fee payable	Amount
Accountant's/audit letter	If asked to provide detailed information relating to a savings account.	£20
ISA void	Charged when we need to close an ISA account because you already hold an ISA with another provider.	£25
Lost passbook	When a replacement passbook is requested by you.	£10

General Fees

Name of Fee	When is this fee payable	Amount
Funds transfer fee	If you (or your conveyancer) request money to be sent by Telegraphic Transfer or BACS when mortgage funds are released, or sent by Telegraphic Transfer for savings funds. Faster payments for savings are free of charge for transfers between £100 and £100,000.	£25
Returned Cheque/Direct Debit	Where a Cheque or Direct Debit is returned unpaid by your bank.	£12
Copy cheque fee	This fee covers the administration costs of providing a copy of a cheque issued from a savings account.	£6

Important Information

There may be other fees and charges (not listed above) which are made by the Society for providing additional services and we will notify you of these at the time the service is requested.

Please note that due to the manner in which interest is charged on a mortgage account, if the fee is added to your account we will not charge interest on it provided it is paid before the end of the month. If it is not, it will become part of the balance on which we will charge interest for as long as the amount remains unpaid.