

Tariff of Charges



Unless stated in the description of the charge, all charges will be added to your loan account and bear interest if not paid immediately. All charges can be paid immediately by getting in touch with us and no additional cost will be incurred. All charges include VAT at the applicable rates, where relevant.

These are the fees and the charges you may have to pay before we advance your loan.

Name of charge	What the charge is for	How much is the charge
Valuation fee	The lender's valuation report is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you may instruct.	At cost (variable third party charge)
Fund transfer fee	Charge for electronically transferring funds to our solicitor at Completion.	£35
Legal fee	We instruct a solicitor to act on our behalf in connection with your loan. You will be required to pay their legal fees as part of their work on our behalf. These fees will be in addition to the charges made by the solicitor acting for you. If the loan does not proceed you may be liable for any legal fees we have incurred up to that point.	At cost (variable third party charge)
Arrangement fee	Charge for arranging and completing your loan. This is deducted from the gross advance on Completion. This fee may be shared with the intermediary who introduced you to us.	As per the facility letter
Re-inspection fee	Charged if your advance is released in stages. This covers the new valuation we need to do after the works have been carried out.	At cost (variable third party charge)

If you change your loan or ask for extra documentation and/or service beyond the standard management of your account, or we incur additional fees as a result, these will be charged to you.

Name of charge	What the charge is for	How much is the charge
Duplicate/ad hoc statement	Requesting a copy of a previous loan statement or the provision of an ad hoc statement over and above one free request in the previous 12 months.	£25
Redemption statement	Requesting a redemption statement over and above two free requests in the previous 12 months.	£35
Request for legal documentation	Any copies of documents relating to your loan that you ask for. If a substantial amount of documentation is requested, we may increase the charge to cover our additional costs.	£35
Data subject access request	Charged for providing a copy of the personal data held about you. This charge is per borrower.	£10
Partial Release of Security	Charged if you wish, and we agree, to remove part of the property or land from the loan security, when no repayment is made.	£175 per title / partial title
Consent to Lease	If you want to let your property you will pay a fee for each 'consent to let' agreement, where we agree to you letting your property for a set period. This fee is charged for each new tenancy. We must give express written consent, which may not be granted. If we are concerned that the lease impacts the property value, a Valuer's advice maybe required at additional cost to you.	£125 - £495 depending on the work required to assess the lease
Giving you a reference	If another lender asks us for a reference, such as how you have managed your loan account with us. We will only supply this with your permission.	£75
HM Land Registry Search	Charged when completing a Land Registry Search of the security property in connection with a request to extend or amend the loan.	£25
Property related costs	Fee charged to meet administrative costs because of your failure to pay. This fee covers the cost of contacting you for non-payment of property related costs such as ground rent, service charge, shared ownership rents and if not paid, paying them and adding them to your account.	£175
Approval of Easements / Rights of Way / s.106	When you ask us to consider and review easements / rights of way (an additional deeds handling charge may be applicable). You will be charged this fee for considering your request.	£175

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Name of charge	What the charge is for	How much is the charge
Capital repayments	Charged for ad hoc capital repayments.	As per the facility letter
Assignment of Life Policy	Fee charged when a legal charge is taken over a life policy in support of your loan plus any additional costs levied by Solicitors acting on our behalf.	£90
Transfer of equity	Fee charged where a party is added or removed from your mortgage.	£295
Removal and replacement of a Guarantor	Fee charged to assess a request from you to replace one of the guarantors on the loan plus any additional costs levied by solicitors acting on our behalf. These applications can only be considered where the replacement guarantor is at least equal in terms of experience, financial position and assets.	£395
Deed of Postponement	Fee charged when another lender requires us to enter into a Deed of Postponement relating to a subsequent charge together with any additional costs levied by solicitors acting on our behalf.	£275
Property insurance charges	Fee charged if we do not receive a copy of an up to date insurance cover note or policy when requested by us, to prove that your property is correctly insured. You may be charged a premium for us to place your property on cover.	£95
Enforcement Notice – or other breach fee	Fee charged upon receipt of an Enforcement Notice (or Notice of any breach) on the property. We will write to you to confirm the receipt of the Notice to obtain your comments and proposed actions to resolve the breach.	£125
Audit Letter fee	Fee charged when we provide financial information to your auditors or accountants.	£75
Deeds – issue to Solicitor	Fee charged where we issue title deeds or other property related documentation to your solicitor at your request.	£75
Deeds – investigation to satisfy a query	Fee charged when we are asked to investigate any queries relating to your property.	£125
Letter of Non-Crystallisation	Fee charged if your bank or a new lender writes to request confirmation that your account has been conducted satisfactorily and the Debenture has not been crystallised.	£75
Second Mortgage questionnaire	Fee charged when we are asked to provide standard information on the status and conduct of your account to a prospective additional lender.	£125
Consent to further Charge	Fee charged when we are asked to consider an additional Charge being secured against the security property. This request is subject to application and approval, which means the fee is payable whether or not the charge is approved.	£195
Mortgage Payment Holiday request	Fee charged if you ask us to consider providing you with a temporary payment reduction or holiday. This fee covers the work we do to assess your request and does not guarantee that we will agree to your request.	£125
Post Completion repayment conversion	Fee charged when moving all or part of your loan from one repayment method to another.	£125

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If you are unable to pay your loan.

These are the most common charges you may have to pay if you fail to keep up with your loan payments. Some charges, for example those covering unpaid/returned direct debits or standing orders, 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 depend on your circumstances.

Name of charge	What the charge is for	How much is the charge
Unpaid Direct Debit / Standing Order fee	Payable when your nominated bank rejects a direct debit collection or we do not receive your standing order payment. This fee is charged each time a direct debit is attempted to be taken from your account. There will be a maximum three attempts per month.	£25
Arrears administration fee	Fee charged each month your account is in arrears.	£35
Arrears visit fee	Charged when one of our representative visits your address to discuss your financial circumstances and your proposals for the repayment of the outstanding monies.	£195
Property / occupancy check fee	Charged when the account is in default and it is necessary to instruct one of our representatives to visit the property to establish the occupants and/ or condition of the property.	£195
Broken arrangement fee	Fee charged if you make an arrangement with us to repay your arrears then then break the arrangement to pay.	£75
Formal Demand fee	Fee charged to issue a Formal Demand notice. This fee covers our costs	£75
Possession fee	involved in taking a property into possession.	Variable depending on complexity
Cancellation of Possession Order fee	Fee charged upon repayment of arrears within five working days of possession proceedings or enforcement of possession order taking place.	£100
Appointing solicitors	Fee charged when we need to appoint solicitors to act on our behalf to recover our loan. This fee is in addition to any fees our solicitor may charge, which are also payable by you.	£295
Solicitors' Charges for Acting in Repossession or Receivership fee	Fee charged upon repayment of arrears within five working days of possession proceedings or enforcement of possession order taking place.	Variable third party cost
Appointment of a Law of Property Act Receiver (LPA) fee	Fee charged where we appoint an LPAR to manage the security properties. This will be in addition to the LPAR's costs and any additional costs levied by solicitors acting on our behalf.	£295
LPA Receiver Charges	Charges for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Variable third party cost
Agents Maintenance and Sale Costs	Charges relating to Agents' costs for the maintenance and sale of a repossessed property.	Variable third party cost

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Ending your loan term.

Name of charge	What the charge is for	How much is the charge
Early repayment charge	You may be charged this if you repay your loan in part or full.	Variable depending on the conditions of your loan
Legal fees	Our solicitor's charge for dealing with the redemption of your loan.	Variable third party cost
Loan Term Extension fee	Charged when a first extension is granted, although this is at our discretion and may not be granted.	The greater of £250 and 0.1% of the outstanding balance
	Charged when a second or subsequent extension is granted, although this is at our discretion and may not be granted.	The greater of £500 and 0.2% of the outstanding balance
Security release fee	A fee charged for releasing each full or partial title held as security. You may be charged a separate fee by your solicitor for their work relating to redemption of the loan and discharge of the security.	£100 per title / partial title or as detailed in your loan agreement
Full or partial redemption administration charge	Fee charged upon full or partial redemption of the loan to cover dealing with the administration process of redeeming the loan, including preparation of a redemption statement and dealing with enquiries. Early Repayment Charges may also apply to any overpayments made. Please refer to your loan documentation and original terms and conditions.	£450 or as detailed in your loan agreement
Expired loan fee	Fee charged to any loan that is not repaid by its final payment date to cover any additional costs of managing an expired loan. This will be in addition to any applicable fees detailed within the arrears management section of this tariff of charges.	£295
Expired loan administration fee	Fee charged each month, or part month, for any loan that has not repaid by its final payment date to cover any additional costs of managing an expired loan. This will be in addition to any applicable fees detailed within the arrears management section of this tariff of charges.	£35