

Mortgage Charges and Costs

1. Valuation Scale

Standard valuation are initially based upon the purchase price or current market value of the property.

Purchase price/ Valuation	Building Society Valuation
Up to £100,000	£200.00
£150,000	£225.00
£200,000	£275.00
£300,000	£330.00
£400,000	£395.00
£500,000	£455.00
Above £500,000 by request	

The above scale of fees includes a £60 administration fee.

2. Legal Costs of Mortgage

Legal charges for the investigation on behalf of the Society, of the Borrower's legal title to the property and for the preparation of the mortgage deed will be payable by the Borrower. It is usually possible for the Society to instruct the firm of your choice, who will advise you of the costs involved.

3. Buildings Insurance

The property will be used as security and it is a condition that it is adequately insured.

4. Mortgage Account Charges

Capital Repayments

Repayments additional to the normal amounts may be made at any time. Additional repayments of 10% of the outstanding balance or more per year may be subject to an Early Repayment Charge.

5. Arrears Charges

First Arrears Letter £25.00
 Broken Arrears Arrangement £25.00
 Letter Instructing Solicitors £25.00
 Litigation Management fee (between) £25-50

6. Repossession Charges

Possession fee £750.00

Chaps Transfers £25

Fee charged to cover our costs in the transfer of funds from bank to bank

Unpaid Direct Debits and Cheques £30

Missed Mortgage Payments £25

With no agreement in place to maintain or repay the outstanding balance

Redemption Administration Fee £85

To cover our costs in the administration of the account due to repayment of the mortgage

Inspection of Title Deeds £45

For inspecting Title Deeds when answering your queries and sending you any relevant copies

Production of Redemption Statements £20

Administration fee for the work involved in the production and issue of Redemption Statements

References (Including Statement of Account) £55

Providing information to a third party regarding the conduct of your account

Dealing with Questionnaires £80

Dealing with questionnaires from third parties relating to an application made by you to that party

Residential Lettings Change in mortgage rate + £60

The Society's approval is required prior to entering into a Tenancy Agreement

Commercial Lettings Interest Rate Negotiable

Approval of Commercial Lettings £200

Dealing with Unpaid Ground Rent and Service Charges £80

Dealing with the Sale of Property in Possession £750

Consent to Register a Subsequent Charge at the Land Registry £35

Transfer of Equity £100

Change of Repayment Vehicle £50

All charges are at the discretion of the Society and are subject to change. Please note that this is a list of all the possible charges that the Society can make at the present time, and they may not be relevant to your mortgage.