

Tariff of Mortgage Charges – Arrears and possession fees

If you are unable to pay your mortgage

| Name of charge | What this charge is for | How much is the charge? |
|---|--|-------------------------|
| Unpaid/returned direct debit or cheque | Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank. | £15 |
| Arrears fee | You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your account when you are in arrears. This covers charges in respect of your account if you fall behind with your payments. <i>Monthly fee charged each month while your arrears equal two full mortgage payments or more.</i> | £22 |
| Field Agent service | This consultation service with the Field Agent is free of charge provided that you meet to discuss and review your circumstances. In the cases below you will pay our costs of instructing the Field Agent. | Free |
| | Payable if a Field Agent visits your property and you refuse to meet or make contact to agree a mutually beneficial payment plan. | £108 |
| | Payable for tracing an individual customer who has left the security address. | £60 |
| | Payable if a Field Agent visits the residential security address and establishes the property is let without permission. | £108 |
| | Payable if a Field Agent visits the Buy To Let security address to check occupancy. | £84 |
| | Payable if a Field Agent visits the security address to undertake a pre-eviction visit. | £84 |
| Solicitor instruction fee | Payable if we instruct solicitors to commence action to repossess your property. | £25 |
| Affidavit fee | Payable if we provide solicitors with information to enable them to obtain a court order for possession of your property. | £60 |
| Litigation costs | These are the legal costs we incur in any legal proceedings relating to the mortgage and include the costs of any solicitor we instruct and any fees we must pay to the court. The amount will vary depending on the steps we are required or advised to take in the proceedings. | Variable |
| Possession fees | These are any costs we reasonably incur in protecting or preserving a property we take into possession and will include the cost of changing the locks, draining any water system and removing or storing any items at a property. Other costs may include property maintenance expenses, the cost of any valuation or Home Report required to market a property, asset management fees or auction fees. | Variable |
| Possession insurance fee | The cost to us of insuring a property in possession. This will be added to the outstanding mortgage balance on a quarterly basis dependant on the reinstatement value of the property i.e. the cost of rebuilding the property should it be destroyed. The charges per quarter are: | Variable |
| | Reinstatement value of less than £150,000. | £41.29 |
| | Reinstatement value of more than £150,000 but less than £250,000. | £82.57 |
| | Reinstatement value of more than £250,000. | £114.08 |
| Solicitor conveyancing fee | The legal costs we are charged by the solicitor handling the sale of any property in possession. These will be deducted from the proceeds of sale. | Variable |
| Estate agent fee | The costs we are charged by the estate agent(s) handling the sale of any property in possession and deducted from the proceeds of the sale. | Variable |
| Investigation fees | Payable for tracing the whereabouts and to report on the financial status of absentee customers. | Variable |

Notes: This is the current Tariff referred to in your agreement with us. It is valid from 21 October 2019. It describes the fees we charge in connection with the administration of our mortgage accounts or for providing services to our mortgage borrowers and is not personal to you. We may add items to the Tariff or change the amount of any fee in the circumstances described in your agreement with us. Where applicable the amount of any fee or charge includes VAT at the current rate of 20%.