

# Residential mortgages

Tariff of mortgage charges



**Aldermore**

**YOUR MORTGAGE WILL BE SECURED ON YOUR PROPERTY. YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS.**

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Aldermore want you to be aware of the circumstances where you may incur a fee or charge during the life of your mortgage. This Tariff details the current fees and charges, which include VAT where applicable. Please note that if fees or charges are added to your mortgage account they will incur interest from the start of the following month until the date paid.

Name of charge	What this charge is for	How much is the charge?	
<b>Before your first monthly payment</b>			
These are the fees and charges you may have to pay before we transfer your mortgage funds			
<b>Application fee</b>	Assessing and processing your application (even if your application is unsuccessful or you withdraw it)	Product specific, please refer to the Product Guide.	
<b>Funds transfer fee</b>	Electronically transferring the mortgage funds to you or your solicitor	£30	
<b>Legal fee</b>	You will normally instruct a solicitor to act on your behalf in connection with your home purchase 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.	These fees/costs are charged by the solicitor, directly to you.	
<b>Product fee</b>	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.	Product specific, please refer to the Product Guide.	
<b>Re-inspection fee</b>	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 work's carried out. At Aldermore a re-valuation may be required where the valuation expires and needs to be updated and similarly where additional borrowing is applied for post completion.	£90	
<b>Valuation fee</b>	The lender's valuation report, which is used to calculate how much it 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.	<b>Property Value</b>	<b>Cost</b>
		Up to £100,000	£325.00
		£100,001 – £200,000	£370.00
		£200,001 – £300,000	£480.00
		£300,001 – £400,000	£580.00
		£400,001 – £500,000	£650.00
		£500,001 – £600,000	£695.00
		£600,001 – £700,000	£765.00
		£700,001 – £800,000	£845.00
		£800,001 – £900,000	£915.00
£900,001 – £1,000,000	£960.00		
£1,000,001 – plus	Available on request		
<b>If you ask us for extra documentation and/or services beyond the standard management of your account</b>			
<b>Request for legal documentation fee</b>	Any original documents relating to your mortgage, e.g. title deeds, that you ask for	£40	

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If you change your mortgage		
NB If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage		
<b>Change of repayment method fee</b>	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£50
<b>Change of term fee</b>	Extending or reducing the remaining term of your mortgage.	£50
<b>Consent to let fee</b>	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£80
<b>Early repayment charge (changing your mortgage)</b>	You may have to pay this if: <ul style="list-style-type: none"> <li>· You overpay more than your mortgage terms allow;</li> <li>· You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).</li> </ul>	The fee will be a percentage of the loan amount. Please refer to your mortgage offer for full details
<b>Giving you a reference</b>	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.	£50
<b>Partial release of property fee</b>	Payable if you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£95
<b>Postponement of charge fee</b>	Where additional borrowing is applied for and an existing charge (or in Scotland standard security) registered against your property requires postponement.	£60
<b>Second mortgage questionnaire/consent fee</b>	To cover the cost of providing a second mortgage questionnaire and/or consent to another lender's charge or standard security.	£60
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.		
<b>Arrears fee</b>	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.	£35
<b>Ground rent or service charge arrears fee</b>	If you have leasehold property and we need to manage outstanding rent or service charges. If the ground rent or services remain unpaid we may decide to pay them and debit the mortgage account.	£45
<b>Unpaid/returned direct debit or cheque</b>	Payable when your nominated bank rejects a direct debit collection or your payment by cheque is returned unpaid by your bank.	£20
Ending your mortgage term		
<b>Early repayment charge (ending your mortgage)</b>	You may be charged this if you repay your mortgage in full or in part before the mortgage term ends.	The fee will be a percentage of the loan amount. Please refer to your mortgage offer for full details
<b>Mortgage exit fee</b>	You may have to pay this if: <ul style="list-style-type: none"> <li>· Your mortgage term comes to an end;</li> <li>· You transfer the loan to another lender; or</li> <li>· Transfer borrowing from one property to another</li> </ul> <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').</p> <p>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>	£90
<b>Notes:</b> This is the current Tariff of Mortgage Charges and is valid from 6 February 2020. Aldermore reserve the right to amend the fees and charges in this Tariff to reflect changes in operating costs and business processes. Details of the current Tariff will be sent to you each year with your annual mortgage statement. A copy can also be obtained from <a href="http://aldermore.co.uk">aldermore.co.uk</a>		