

# Tariff of Charges

Effective from  
22nd March 2019



Together is closely involved in the mortgage industry’s initiative with UK Finance (formerly the Council of Mortgage Lenders) and Which? to make our fees and charges easy for you to understand.

Our tariff of charges fully reflects the initiative’s good practice principles. This same document is being used across the industry to help customers compare mortgages.

When looking at the fees that other firms charge, you may notice some that don’t appear in our tariff (below). This means we don’t charge you these fees.

| <b>When will you pay this charge</b>  |   |  |
|---|---|--|
| <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>Name of Charge</b>   | <b>What is this charge for?</b>   | <b>How much is the charge?</b>   |
| <b>Processing Fee</b>   | This fee is only paid should you submit an application to us direct (i.e. not via a Mortgage Broker). 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. The fee is for assessing and processing your application. This fee is only paid on completion of your loan and there is no charge should your application not proceed to completion.   | These vary by product. The fee is shown on your Mortgage Illustration or Mortgage Offer.   |
| <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 vary depending on the property you are purchasing or remortgaging. You should ask your solicitor or your conveyancer for a quote. The fees are payable to the solicitor or conveyancer directly by you. |
| <b>Product Fee</b><br>We call this a ‘Lender’s 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 rate fee, or a percentage of the loan amount.  | These vary by product. The fee is shown on your Mortgage Illustration or Mortgage Offer.   |
| <b>Valuation Fee</b>  | The lender’s 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.<br><br>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.<br><br>Some mortgages offer free valuations - the product details for your mortgage will tell you if this is the case. | These fees vary depending on the property you are purchasing or remortgaging.  |
| <b>If you ask us for extra documentation and/or services beyond the standard management of your account</b> |   |  |
| We do not currently charge for these services.  |   |  |

## When will you pay this charge

### If you change your mortgage

**NB:** If you change your mortgage product, the 'Before your first monthly payment' fees may also apply at this stage.

| Name of Charge  | What is this charge for?   | How much is the charge?   |
|---|--|---|
| <b>Early Repayment Charge</b><br>(changing your mortgage)                               | 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>   | These vary by product. All information regarding these charges will be detailed in the loan Terms and Conditions. |
| <b>Partial release of property Fee</b><br>We call this 'Part Sale of Your Property Fee' | 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. The fee is for considering your request, regardless of the outcome.  | £65   |
| <b>Consent to let fee</b><br>We call this 'Approval of Proposed Tenancy/Lease Fee'      | 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 letting out your property for a set period within your existing owner-occupier mortgage. The fee is for considering your request, regardless of the outcome.                         | £50   |
| <b>Giving you a reference</b><br>We call this 'Mortgage Reference/Questionnaire Fee'    | 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. It will usually be paid by the lender.   | £50   |
| <b>Deed of Postponement Fee</b>   | We will charge this fee if we're asked to postpone our charge in favour of another lender. The fee is for considering your request, regardless of the outcome.   | £50   |
| <b>Unpaid Ground Rent/Service Charge Fee</b>  | We will charge this fee if we have to deal with your Freeholder to pay any arrears of your Ground Rent or Service Charges. We'll also add to your account the cost of the unpaid Ground Rent/Service Charge that we have paid on your behalf.  | £54   |
| <b>Buildings Insurance Charge</b>   | Your property must have Buildings Insurance, so if you have not yet given us evidence that your property is adequately insured, we will arrange contingency cover.   | Variable  |
| <b>Transfer of Equity Fee</b>   | We will charge this fee if we are asked to transfer the ownership of your property into a different name. The fee is for considering your request, regardless of the outcome.  | £55   |
| <b>Consent for Another Lender Fee</b>   | When we are asked to provide consent for another lender to create a subsequent charge behind our own.  | £50   |
| <b>Approval of Easements/Rights of Way Fee</b>  | We will charge this fee when we are asked to consider and review easements/rights of way. An additional deeds handling charge may be applicable. The fee is for considering your request, regardless of the outcome.   | £50   |
| <b>Additional Charges</b>   | It may be necessary for us to charge an administration fee for additional work, not listed within this Tariff, which you instruct us to conduct. You'll be notified in advance of any charge that may be incurred. If you would like additional information on the nature of the work covered by these charges, please contact us. |   |

**When will you pay this charge**

**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.

We may appoint independent firms to carry out arrears, litigation and repossession work on our behalf. Where we do so, you will be liable to pay their costs and their agents' costs, and these will be added to your loan account. The costs of the fees charged will vary depending upon the nature of the work they perform. If you would like additional information on the nature of the work covered by these charges, please contact us.

| Name of Charge   | What is this charge for?   | How much is the charge? |
|--|--|-------------------------|
| <b>Arrears Fee</b><br>We call this an 'Account Management 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.<br><br>This charge will be applied for each month any of the following apply: (i) your account is in arrears equal to one monthly instalment (or more); or (ii) your account is in arrears and you miss a payment in that month; or (iii) your account is in arrears at some point during the month and a hearing or eviction date is cancelled.<br><br>This charge won't be applied if a payment arrangement is in place before you miss the payment in question, and this arrangement is maintained. This charge doesn't apply after repossession. | £50 per month           |
| <b>End of Term Default Management Fee</b>                      | This fee only applies to bridging loans. This fee is charged when your account remains outstanding after the term of the loan has expired.   | £50 per month           |

**If we have to start litigation or repossession proceedings to recover arrears or repossess your property** we will apply the relevant charges as set out below.

For properties in Scotland and Northern Ireland, most Litigation work is carried out by third party solicitors. The underlying process and costs may differ, and these charges are shown separately below where applicable.

Other costs incurred in securing, maintaining, and insuring any repossessed property will be charged to the account. An independent Managing Agent will be appointed to market and sell the property, and an additional charge (usually based on a percentage of the sale price) will be applied. We may appoint an independent solicitor to act during litigation and in the sale of a property we have repossessed, and an additional charge will be made by them for this.

|   |  |   |
|---|--|---|
| <b>Issue of a Calling Up Notice</b>                 | We will charge this when we issue you with a two-month demand letter calling in full settlement of the loan. (Scotland only.)  | £29   |
| <b>Issue of Possession Proceedings</b>              | We will charge this when we issue legal proceedings to court to obtain a hearing for possession of our security.   | England & Wales - £76, Scotland - £54, Northern Ireland - £63 |
| <b>Court Preparations</b>                           | We will charge this for preparing documents in readiness for any court hearing.  | £87   |
| <b>Instructing Solicitors</b>                       | We will charge this for instructing solicitors and providing detailed instructions for court action.   | £36   |
| <b>Court Relisting</b>                              | We will charge this for preparing documents for possession proceedings which have been reinstated.   | £56<br>3rd party £14  |
| <b>Court Permission to Issue Warrant</b>            | We will charge this for applying for court permission to issue a warrant for possession.   | £17   |
| <b>Issue Warrant for Possession</b>                 | We will charge this for issuing (or re-issuing) of the Warrant for Possession.   | £29   |
| <b>Your application to suspend our legal action</b> | We will charge for our consideration and subsequent action as required, when you apply to suspend our legal action.  | £28   |
| <b>Taking a Property into Possession</b>            | We will charge this when your property is surrendered or repossessed.  | £21   |
| <b>Asset Management</b>                             | We will charge this for managing a property in possession following surrender or repossession. (The monthly Account Management Fee will cease to apply at this point.)   | £150 per month  |
| <b>Third Party Management</b>                       | We will apply this charge for corresponding on an ongoing basis with third parties, Estate Agents, etc. in relation to a property in possession following surrender or repossession.   | £40 per month   |
| <b>Home Visits</b>                                  | If you request (or we instruct) us or our Agent to visit you to assess your property or to gain an understanding of your circumstances, so we can agree a mutually acceptable payment arrangement or solution to your arrears situation. | £100  |

**If your property is in receivership (Buy to Let mortgages only)**

If legal proceedings are started against you to recover the amount of arrears that you owe us, we may appoint receivers to manage the property. If we do, we will apply the relevant charges as set out below.

|  |   |                |
|--|---|----------------|
| <b>Issuing a Demand to Advise of the Appointment of a Receiver</b> | Preparing and issuing the relevant demand, advising of the proposed appointment of a receiver to obtain possession.   | £15            |
| <b>Appointment of a Receiver to Manage the Account</b>             | Consideration of the appointment of a suitable agent, liaising with third parties, obtaining validity advice and enforcement by the receiver.   | £23            |
| <b>Receivership Asset Management</b>                               | Liaising with the receiver including dealing with the property management and where appropriate collection of rental income. There will be additional charges made by the receiver (the Account Management charge will cease if a receiver is appointed). | £150 per month |

| When will you pay this charge  |   |   |
|--|---|---|
| Ending your mortgage term  |   |   |
| Name of Charge   | What is this charge for?  | How much is the charge?   |
| <b>Early Repayment Charge</b><br>(ending your mortgage)                    | You may be charged this if you repay your mortgage in full before the mortgage term ends.   | These vary by product. All information regarding these charges will be detailed in the loan Terms and Conditions. |
| <b>Mortgage Exit Fee</b><br>We call this a 'Redemption Administration Fee' | <p>You may have to pay this if:</p> <ul style="list-style-type: none"> <li>Your mortgage term comes to an end; or</li> <li>You transfer the loan to another lender; or</li> <li>You 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 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> | £110  |

### Additional information

Please be aware that late payments and charges applied to your account accrue additional interest which may result in your mortgage not being paid on time.

Unless otherwise specified, all fees are inclusive of VAT where applicable and, where we are charged VAT by third parties, we will pass this cost on to you.