

# Tariff of charges



This leaflet sets out the fees that you may have to pay before we transfer your mortgage funds or during the term of your mortgage. These fees may change in the future in line with your mortgage terms and conditions. We will let you know well in advance if we need to make changes to our fees.

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.

When will I pay this 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.		
Name of fee or charge	What is it for?	How much is it?
<b>Legal fee</b>	When you buy your home you will probably instruct a solicitor to act on your behalf, and you may have to pay their legal fees and costs. The solicitor will normally charge you direct for these, unless we tell you that we will contribute to the legal costs as part of your mortgage deal.	This fee varies depending on the property you are buying or remortgaging. You should ask your solicitor or your conveyancer for a quote. You pay the fees direct to the solicitor or conveyancer.
<b>Product fee</b> 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 fee or a percentage of the mortgage amount.	This fee varies depending on the type of mortgage. The fee is shown on your mortgage illustration or mortgage offer.
<b>Valuation fee</b>	This is the fee for 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 may arrange.  There are other types of survey available (for example, a homebuyers' survey or structural survey), for which you would also have to pay a fee. These fees could vary based on the valuer you use and the amount of work involved.  Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	This fee varies depending on the property you are buying or remortgaging.

When will I pay this charge?		
<b>If you change your mortgage</b>		
If you change to a new mortgage product, the 'Before your first monthly payment' fees (above) may also apply at this stage.		
Name of fee or charge	What is it for?	How much is it?
<b>Early repayment charge</b> (if you change your mortgage)	You may have to pay this if: you overpay more than the terms of your mortgage allow; or you switch mortgage product or lender during a special-rate period (for example, while you're on a fixed or tracker interest rate).	This charge varies depending on the type of mortgage. All information about these charges will be set out in the mortgage terms and conditions.
<b>Partial release of property fee</b> We call this 'Part sale of your property fee'	You must pay this fee 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, and you must pay it regardless of the outcome.	£130
<b>Consent to let fee</b> 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 fee for each 'consent to let' agreement, where we agree to letting out your property for a set period within the term of your existing owner-occupier mortgage. This fee is for considering your request, and you must pay it regardless of the outcome.	£45

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<b>Giving you a reference</b> We call this 'Mortgage reference/questionnaire fee'	We charge this if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply a reference if you have given us permission to. The fee will usually be paid by the lender.	£20
<b>Deed of postponement fee</b>	A deed of postponement is a legal agreement between two lenders that sets out the order they will be repaid in. We will charge this fee if you ask us to allow another lender to add another legal charge to the property ahead of ours (meaning they will be paid before us). The fee is for considering your request, and you must pay it regardless of the outcome.	£45
<b>Unpaid ground rent or service charge fee</b>	We will charge this fee if we have to deal with your freeholder to pay arrears of your ground rent or service charges. We'll also add to your mortgage account the cost of the unpaid ground rent or service charges that we have paid on your behalf.	£100
<b>Buildings insurance charge</b>	Your property must have buildings insurance. If you have not yet given us evidence that your property is adequately insured, we will arrange temporary cover until you provide the evidence we need.	Varies
<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, and you must pay it regardless of the outcome.	£40
<b>Consent for another lender fee</b>	We will charge this fee when we are asked to give permission for another lender to arrange a second mortgage on your property, and you must pay it regardless of the outcome.	£15
<b>Approval of easements and rights of way fee</b>	We will charge a fee for considering and reviewing easements or rights of way. There may also be an additional deeds-handling charge. The fee is for considering your request, and you must pay it regardless of the outcome.	£50
<b>Additional charges</b>	We may need to charge an administration fee for additional work, not listed in this tariff, which you ask us to do. We will tell you in advance if there is to be a charge. If you would like more information on the work covered by these charges, please contact us.	

## When will I pay this charge?

### If you cannot 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 the Arrears fee, apply at the early stages of you being unable to pay us. Other charges, for example, relating to us repossessing the property, may apply later in the process and will depend on your circumstances.

Name of fee or charge	What is it for?	How much is it?
<b>Arrears fee</b> We call this an 'Account management fee'	We may charge you an arrears fee each month if your mortgage account is in arrears equal to one monthly instalment and you don't have a payment arrangement in place. This charge doesn't apply if your property has been repossessed.	£50 per month
<b>End of term default management fee</b>	This fee only applies to bridging loans. We charge this fee if you are still in arrears after the term of the loan has ended.	£50 per month

### If we have to start legal action or repossession proceedings to recover arrears or repossess your property

We may also appoint our in-house legal team or third-party solicitors to carry out arrears, litigation and repossession work on our behalf. Please note, for properties in Scotland and Northern Ireland, the underlying process differs and we will instruct third-party solicitors only.

Where we do instruct the above, you will be liable to pay their costs and their agents' costs, and these will be added to your mortgage account. The costs of the fees charged are in addition to the fees set out below, and will vary depending on the nature of the work they carry out. If you would like more information about the type of work covered by these charges, please contact us.

<b>Instructing solicitors</b>	We will charge this fee for instructing solicitors and providing detailed instructions for court action.	£36
<b>Court permission to issue warrant</b>	We will charge this for applying for court permission to issue a warrant for possession.	£20
<b>Issue warrant for possession</b>	We will charge this for issuing (or reissuing) the warrant for possession.	£35

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## If we repossess your property

We will charge to your mortgage account costs for securing, maintaining and insuring repossessed property. We will appoint an independent managing agent to market and sell the property, and an additional charge (usually based on a percentage of the sale price) will be added. We may appoint an independent solicitor if we take legal action or sell a property we have repossessed. They will add a further charge for this.

<b>Taking a property into possession</b>	We will charge this when your property is surrendered (you decide to sell it because you can't keep up the mortgage payments) or repossessed.	£55
<b>Asset management</b>	We will charge this for managing a property that has been surrendered or repossessed. (The monthly account management fee will no longer apply at this point.)	£165 per month
<b>Third-party management</b>	We will charge this for corresponding with third parties, for example, estate agents, in relation to a property that has been surrendered or repossessed.	£125 per month

## If your property is in receivership (buy-to-let mortgages only)

If legal proceedings are started against you to recover the arrears you owe us, we may appoint receivers to manage the property. If we do, the charges below will apply.

<b>Appointment of a receiver to manage the account</b>	We will charge this fee if we have to consider whether appointing a suitable receiver to manage the mortgage account is the most appropriate course of action. The fee also covers communicating with third parties, preparing documents for the solicitor to review, considering the solicitor's advice, and enforcement by the receiver.	£30
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When we have to pay fees and charges to a third party as a result of action we need to take to protect our security over your home, e.g. Buildings insurance, we will add these to your mortgage account.

## When will I pay this charge?

### Ending your mortgage term

Name of fee or charge	What is it for?	How much is it?
<b>Early repayment charge</b> (If you repay your mortgage early or switch lender)	We may charge this if you repay your mortgage in full before the mortgage term ends.	This charge varies depending on the type of mortgage. All information about this charge will be set out in the mortgage terms and conditions.
<b>Mortgage exit fee</b> We call this a 'Redemption administration fee'	<p>You may have to pay this fee if:</p> <ul style="list-style-type: none"> <li>your mortgage term comes to an end;</li> <li>you transfer the mortgage to another lender; or</li> <li>you transfer borrowing from one property to another.</li> </ul> <p>This fee is paid at the end of the mortgage term or before the end of your mortgage term if you transfer the mortgage to another lender or property (known as 'redemption').</p> <p>Your solicitor or licensed or qualified conveyancer may charge you a separate fee for their work relating to this and removing our security from your property.</p>	£100

## More information

If late payments and charges are added to your mortgage account you will have to pay extra interest, which may result in your mortgage not being paid on time.

Unless we say otherwise, all fees include VAT (if it applies). If third parties charge us VAT, we will pass this cost on to you.