

Tariff of charges

Effective from 1st September 2016

Together is closely involved in the mortgage industry's initiative with 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 YOU PAY THIS CHARGE

Before your first monthly payment

These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of Charge	What is this charge for?	How much is the charge?
Funds Transfer fee At Together we call this a Telegraphic Transfer Fee	Electronically transferring the mortgage funds to you or your solicitor.	£30
Legal fee	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.
Product Fee At Together 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.
Valuation fee	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. 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.	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.

If you ask us for extra documentation and / or services beyond the standard management of your account

Name of Charge	What is this charge for?	How much is the charge?
Duplicate / interim statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£15
Data Subject Access request	When you ask us to provide you with a copy of the personal information we hold about you.	£10
Confirmation of Payment History	When we are asked to provide details of your payment history to a third party (usually paid by the third party).	£25

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?
Early repayment charge (changing your mortgage)	You may have to pay this if: - You overpay more than your mortgage terms allow; - You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).	Some loans carry an Early Repayment Charge when your loan is paid in full before the end of its term. All information regarding these charges will be detailed in the loan Terms and Conditions.
Partial release of property fee At Together we call this part sale of your property	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. If you sell or transfer the ownership of part (not all) of your property or land.	£110
Consent to let fee At Together we call this approval of proposed tenancy/lease	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. When we are asked to review a letting questionnaire.	£130
Giving you a reference At Together we call this Mortgage Reference/ Questionnaire	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. When we are asked to provide a mortgage reference / questionnaire to another lender (usually paid by the lender).	£65
Deed of Postponement	When you ask us to postpone our charge in favour of another lender.	£100
Unpaid ground rent/ service charge fee	If we have to deal with your Freeholder to pay any arrears of your Ground Rent or Service Charges. We will add the fee plus the unpaid ground rent/service charge that we have paid on your behalf to your account.	£50
Buildings Insurance Charge	If you have not yet provided us with evidence that your property is adequately insured, we will have to arrange contingency cover.	Insurance charge - variable
Transfer of Equity	When we are asked to transfer the ownership of your property into a different name.	£160
Consent for another lender	When we are asked to provide consent for another lender to create a subsequent charge behind our own.	£80
Approval of easements/ rights of way	When you ask us to consider and review easements / rights of way (an additional deeds handling charge may be applicable).	£100
Part repayment	When you make a lump sum payment which reduces the capital balance of your loan to restructure your account.	£100
Additional Charges	It may be necessary for us to charge an administration fee for additional work, not listed within this Tariff we are instructed by you to conduct. You will 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.	

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.

Name of Charge	What is this charge for?	How much is the charge?
Arrears fee At Together 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. If your account is in arrears this charge will be applied for each month a payment date is missed or the account remains in arrears equal to or greater than one monthly instalment. This charge will not be applied if a payment arrangement is in place prior to the payment being missed and this arrangement is maintained. This charge will also cease to be applied upon repossession.	£50
Litigation and Repossession Charges notes	If legal proceedings are started against you to recover the amount of arrears that you owe us or to repossess your property, we will apply the relevant charges as set out below in addition to the monthly Account Management charge above. For properties in Scotland and Northern Ireland the majority of the 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.	
Issue of a Calling Up Notice	If we have to issue you with a two month demand letter calling in full settlement of the loan (Scotland only).	£22
Issue of Possession Proceedings	When we have issued legal proceedings to court to obtain a hearing for possession of our security.	England & Wales - £58 Scotland - £42 Northern Ireland - £49
Court preparations	Where we have to prepare documents in readiness for a hearing.	£67
Court Hearing	Instructing court agents and providing third parties with our instructions for the court hearing.	£28
Court Relisting	If we have to prepare documents for possession proceedings which have been reinstated.	£43 3rd party £11
Issue Warrant for Possession	When we have to issue (or re-issue) the Warrant for Possession.	£22
Your application to suspend our legal action	If you apply to suspend our legal action this needs to be considered by us and acted upon as required.	£21
Taking a Property into Possession	If your property is surrendered or repossessed.	£16
Asset Management	For managing a property in possession following surrender or repossession (the monthly Account Management charge will cease to apply at this point).	£125 per month
Third Party Management	For corresponding on an ongoing basis with third parties, Estate Agents, etc. in relation to a property possession following surrender or repossession.	£22 per month
Home Visits	If you request (or we instruct) one of our Field Collection Agents to visit you to assess your property or to gain an understanding of your circumstances in order to agree a mutually acceptable payment arrangement or solution to your arrears situation, an additional charge will be made for this.	£100
Other third party charges	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. Repossessed property Other costs incurred in securing, maintaining, and insuring the 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. How is interest charged? Please note that if your loan is FCA or CCA regulated we do not charge interest on fees and charges for the first 28 days after they have been added to your account. Interest will be charged on unpaid fees and charges at the interest rate applicable to your loan.	
Property Receivership (BTL properties)	If legal proceedings are started against you to recover the amount of arrears that you owe us, we may take action to appoint receivers to manage the property. If we do, we will apply the relevant charges as set out below.	
Issuing a demand to advise of the appointment of a receiver	Preparing and issuing the relevant demand advising of the proposed appointment of a receiver to obtain possession.	£12
Appointment of a receiver to manage the account	Consideration of the appointment of a suitable agent, liaising with third parties, obtaining validity advice and enforcement by the receiver.	£18
Receivership asset management	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).	£125 per month

Ending your mortgage term

Name of Charge	What is this charge for?	How much is the charge?
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Some loans carry an Early Repayment Charge when your loan is paid in full before the end of its term. All information regarding these charges will be detailed in the loan Terms and Conditions.
Mortgage exit fee At Together we call this a Redemption Administration Fee	You may have to pay this if: <ul style="list-style-type: none">- your mortgage term comes to an end;- you transfer the loan to another lender; or- you transfer borrowing from one property to another. 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'). 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.	£150