



TARIFF OF FEES AND CHARGES

REDEMPTIONS

Discharge of Standard Security		£55
Early Repayment Charge – Standard Variable Rate Mortgage		
Repayment within 5 years of commencement	3 months interest	
Repayment after 5 years from commencement		NIL
Early Repayment Charge – Fixed Rate Mortgage		
Repayment within 5 years of commencement	3 months interest plus clawback (see note)	
Repayment after 5 years from commencement		NIL

Interest is calculated using interest rate applicable at time of redemption, on the balance outstanding on the 1st January of the year or redemption, or the amount of the advance if in the same calendar year.

Note: On a Fixed Rate Mortgage, there is an additional clawback of the difference between Bank of England Base Rate plus 1.50% and interest actually paid.

TITLE DEEDS

Deeds administration, release and delivery fee		£55
Inspection of deeds by borrower		£100

HIGHER LENDING CHARGE

Up to 70% Loan to Value (LTV)		NIL
Over 70% and up to 80% LTV	£50 + 0.25% of Loan	
Over 80% and up to 90% LTV	0.90% of Loan	
Over 90% and up to 100% LTV	1% of Loan	

INSURANCE POLICIES

Replacement/substitution of life/endowment policies		£50
Approval of new buildings insurance policy		£50
Lapse of buildings insurance policy		£50

FURTHER ADVANCES

Administration Fee (subject to minimum £50)	1% of additional sum to be borrowed	
Re-valuation Fee (Charged by independent surveyor's, the fee being related to the property)		£100 approx

continued overleaf

Members of the **Building Societies Association**
 Participants in the **Financial Services Compensation Scheme***
 and the **Financial Ombudsman Service*** (to which complaints we cannot settle may be referred)
 The Society is authorised and regulated by the **Financial Services Authority**

*Further details on request

TARIFF OF FEES AND CHARGES (contd)

CONVERSIONS AND ALTERATIONS

Interest only to repayment	£50
Repayment to interest only	£50
Interest only to repayment (lapsed life policy)	£100
Registration of additional charge	£75

ARREARS ADMINISTRATION

Annual Charge made by Society – charged in January based on amount of arrears as at the previous 31st December:

More than 1 month but less than 2 months payments	£35
More than 2 months but less than 3 months payments	£75
More than 3 months	£100

Independent Solicitor's Fees

Where the Society requires to initiate Court Proceedings, the legal action will be outsourced with all the solicitors' fees and outlays charged to the mortgage account.

OTHER CHARGES

Returned/Unpaid Cheque	£40
Unpaid Direct Debit	£40
Copy of annual mortgage statement	£10
Copy of customer record	£10
Replacement loan interest certificate	£20
Second mortgage/re-mortgage questionnaire	£60
Reference enquires (other lenders)	£60
Release of part security	£100
Telegraphic transfer	£30
Signing/sealing any other document	£50
12 months breakdown of mortgage payments	£20