



Tariff of Mortgage Charges

Version 4

Fleet Mortgages is closely involved in the mortgage industry's initiative with UK Finance 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.

Black italic font indicates fees not included in the review or supplementary information regarding the fee.

Name of Charge	What is this charge for?	How much is the charge?																																													
Before your first monthly payment These are the fees and charges you may have to pay before we transfer your mortgage funds.																																															
Application Fee <i>Also referred to as Booking Fee</i>	Assessing and processing your application (even if your application is unsuccessful or you withdraw it). <i>This fee is payable on application. We will also charge this fee if there is a material change to your application, including a change in product or loan size, which requires additional processing.</i>	£150																																													
Completion Fee	<i>This fee is payable upon completion and covers part of the cost of the mortgage product set up. This fee varies according to the type of mortgage product and the advance amount.</i>	<i>This fee is loan and product specific</i>																																													
Funds Transfer Fee <i>Previously the Telegraphic Transfer Fee</i>	Electronically transferring the mortgage funds to your solicitor. <i>This fee can be paid on application or added to your mortgage but doing this will increase the amount you borrow, the interest that accrues and your monthly payments.</i>	£35																																													
Legal Fees	You will normally instruct a Fleet Mortgages panel conveyancer to act on your behalf in connection with your purchase or remortgage transaction. You will be required to pay their legal fees and costs. These fees/costs are normally charged by the conveyancer, 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 conveyancer directly to you																																													
Re-Inspection Fee	If we consider that essential repairs are required to the property, we may retain some of the advance until the necessary works are completed satisfactorily. To confirm this a re-inspection will be required by our Valuer.	BTL £150 HMO £250																																													
Valuation Fee	The lender's valuation report, which is used to assess whether the property is suitable security for the mortgage and to calculate how much they will lend you. This is separate from any valuation or survey of the property that 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.	<table border="1"> <thead> <tr> <th>Valuation up to</th> <th>BTL</th> <th>HMO</th> </tr> </thead> <tbody> <tr><td>£100,000</td><td>£325</td><td>£500</td></tr> <tr><td>£150,000</td><td>£350</td><td>£500</td></tr> <tr><td>£200,000</td><td>£395</td><td>£585</td></tr> <tr><td>£300,000</td><td>£475</td><td>£745</td></tr> <tr><td>£400,000</td><td>£525</td><td>£895</td></tr> <tr><td>£500,000</td><td>£600</td><td>£950</td></tr> <tr><td>£600,000</td><td>£695</td><td>£1,100</td></tr> <tr><td>£700,000</td><td>£795</td><td>£1,200</td></tr> <tr><td>£800,000</td><td>£845</td><td>£1,300</td></tr> <tr><td>£900,000</td><td>£900</td><td>£1,400</td></tr> <tr><td>£1,000,000</td><td>£1,000</td><td>£1,500</td></tr> <tr><td>£1,500,000</td><td>£1,350</td><td>£1,650</td></tr> <tr><td>£2,000,000</td><td>£1,695</td><td>£2,100</td></tr> <tr><td>£2,000,000 +</td><td colspan="2">Please Refer</td></tr> </tbody> </table>	Valuation up to	BTL	HMO	£100,000	£325	£500	£150,000	£350	£500	£200,000	£395	£585	£300,000	£475	£745	£400,000	£525	£895	£500,000	£600	£950	£600,000	£695	£1,100	£700,000	£795	£1,200	£800,000	£845	£1,300	£900,000	£900	£1,400	£1,000,000	£1,000	£1,500	£1,500,000	£1,350	£1,650	£2,000,000	£1,695	£2,100	£2,000,000 +	Please Refer	
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If you ask us for extra documentation and/or services beyond the standard management of your account

Duplicate/Interim Statement Fee <i>Previously the Copy Mortgage Account Statement Fee</i>	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands.	£20
Request For Legal Documentation Fee	Any original documents relating to your mortgage, e.g. title deeds that you ask for.	£40
Duplicate Request For Certificate Of Interest Paid (for each year) Fee	Requesting a copy of a previously issued certificate of interest paid.	£20

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.

Early Repayment Charge (reducing your mortgage balance)	You may be charged this if you make a lump sum capital repayment. <i>Please refer to your mortgage offer for details.</i>	This charge is loan and product specific
Capital Repayment Charge	<i>If you make a lump sum capital repayment we will charge this fee to cover the extra administration work involved in dealing with the lump sum repayment, re-calculating your monthly payment and sending confirmation of this to you.</i>	£80

Tariff of fees and charges.

Version 4

Change Of Term Fee <i>Previously the Change of Mortgage Period fee</i>	Only in exceptional circumstances and if agreed by us, extending or reducing the remaining term of your mortgage.	£80
Change Of Repayment Method Fee <i>Previously the Change Of Repayment Type Fee</i>	Only in exceptional circumstances and if agreed by us, transferring your mortgage from a repayment to an interest-only basis.	£80
Giving You A Reference Fee <i>Previously the Mortgage Reference Fee</i>	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.	£75
Building Insurance Review Fee	<i>We will charge this fee if we review your buildings insurance to ensure you have adequate cover.</i>	£25
Deed Of Variation, Substitution Or Easement Fee	<i>We will charge this fee to cover the cost of the extra administration work involved in considering a deed of variation, substitution or easement (or similar type of deed). Note, additional solicitor's costs/fees may be charged.</i>	£120
Desktop Valuation Fee	<i>If we have a concern about the value of the mortgage property relative to the amount owing, we may carry out a desktop valuation of the mortgage property to obtain an approximate value and will charge this fee to cover the work involved.</i>	£25
Action to Prevent Forfeiture of the Lease Fee	<i>Where we take any action to prevent forfeiture of your lease, including where we pay ground rent or services charges in respect of your lease we will charge this fee to help cover the cost of dealing with the situation and making the payment. Note, additional solicitor's costs/fees may be charged.</i>	£150
Property Assessment Fee	<i>We will charge this fee if we require an agent to visit the mortgage property and inspect it internally and externally in order to complete an assessment of its condition, saleability and value.</i> <i>We will charge this fee if we agree with you that a visit which has been arranged should be cancelled prior to the visit taking place.</i> <i>If we are unable to inspect the mortgage property internally we will carry out a Property Inspection as described below and charge the relevant fee.</i>	£96 £18
Property Inspection Fee	<i>This fee will be charged if we require an agent to visit the mortgage property and complete an external assessment.</i> <i>We will charge this fee if we agree with you that a visit which has been arranged should be cancelled prior to the visit taking place.</i>	£66 £18
Retention Funds Transfer Fee	<i>This fee is charged by us if we release retention monies from your mortgage, by telegraphic transfer.</i>	£20
Returned Correspondence Fee	<i>If any correspondence that we send you is returned to us undelivered, we will charge this fee to cover any additional administration work we do to try and contact you.</i>	£20
Tenancy Review Fee	<i>Should you want us to consider accepting a non-standard tenancy, we will charge this fee for the extra administration work involved. Note, additional solicitor's costs/fees may be charged.</i>	£100
Property Notice Fee	<i>We will charge this fee if we receive a notice from a council informing us of issues with your property which require action by you (e.g. Hazard Awareness Notice, Enforcement Notice etc.).</i>	£45
Removal of a Registered Proprietor	<i>We will charge this fee if we are required by a court order to remove one of you as a registered proprietor of the property.</i>	£100
Fees for Limited Company Mortgages		
Letter Of Non-Crystallisation Fee	<i>We will charge this fee if we are asked to provide a Letter of Non-Crystallisation to confirm that our floating charge over the Limited Company's assets has not crystallised into a fixed charge.</i>	£25
Debenture Waiver Fee	<i>We will charge this fee if we are asked to provide a Debenture Waiver, to give consent to the Limited Company's bank (or other third party) to operate certain accounts in the name of the Limited Company.</i>	£25
Deed Of Release/Letter of Consent Fee	<i>This fee is charged by us if we are asked to provide full or partial release from the terms of the negative pledge contained in the terms of our charge or to provide any letter of consent.</i>	£25
Accountants Enquiry Fee	<i>We will charge this fee if we are asked to provide information to your accountants in relation to your mortgage.</i>	£25

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.

Unpaid/Returned Direct Debit Or Cheque Fee <i>Previously the Unpaid Payment Fee</i>	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	£25
Arrears 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. This covers charges in respect of your account if you fall behind with your payments. <i>The full circumstances in which this fee may be charged are set out in the Mortgage Conditions.</i>	£65
Home Visit Fee	<i>Should you need help with your financial difficulties, we may arrange with your consent, for a field representative to visit you to discuss possible solutions. This fee is charged to cover the cost of such a visit.</i> <i>We will charge this fee if we agree with you that a visit which has been arranged should be cancelled prior to the visit taking place.</i> <i>We will charge this fee if an attempt to visit you is made but we are unable to make contact with you during the visit.</i>	£96 £18 £66
Appointing A Receiver Of Rent (Litigation Administration) Fee	<i>This fee is charged by us to cover the cost of us instructing a solicitor to appoint a Receiver of Rent. Solicitor's fees and Receiver's fees will also apply.</i>	£100
Possession Administration Fee	<i>This fee is charged by us upon taking or receiving possession of the mortgage property. This helps cover the cost of the extra work we have to do in respect of the possessed mortgage property until it is sold.</i>	£295

Ending your mortgage term

Early Repayment Charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	This charge is loan and product specific
Mortgage Exit Fee <i>Previously the Mortgage Exit Administration fee</i>	You will have to pay this if your mortgage is repaid in full, 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
Release Of Security Fee	<i>If you do not use a solicitor to redeem your mortgage, we will charge this fee to cover the cost of us arranging the removal of the Company's legal charge over the mortgage property at the Land Registry.</i>	£95
Additional Redemption Statement Fee	<i>We will charge this fee if an additional redemption statement is requested in the same month.</i>	£10
Additional Discharge Document Fee	<i>We will charge this fee if a duplicate Land Registry discharge document (DS1) is requested.</i>	£10

Other Expenses

Please see the definition of expenses in the Mortgage Conditions for other costs and expenses you are required to pay.

Notes

Words and expressions in this tariff have the meanings given to them in the mortgage conditions forming part of the mortgage documents between you and us. In particular, in this tariff: we, us and our, means Fleet Mortgages Limited, 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's and/or heritable creditor's rights under the mortgage documents (including as a result of a mortgage transfer as referred to in the mortgage conditions, a merger or consolidation with another person, a take-over and/or a group reorganisation).

This is our current tariff of fees and charges as referred to in the mortgage documents. It sets out fees and charges we will make for a number of operations, circumstances or events relating to the advance and the mortgage documents. We may charge additional fees or charges for other operations, circumstances or events in line with the terms and conditions of the mortgage documents (as permitted by applicable law). Please contact us for further details. In this tariff, unless stated otherwise, VAT is included.

This tariff is correct with effect from February 2018. This tariff applies to and forms part of the mortgage documents until it is changed by us from time to time in accordance with the mortgage conditions (as permitted by applicable law).

Each fee and charge is due and immediately payable at the time the operation, circumstance or event to which it relates occurs and (unless stated otherwise above) any overdue unpaid fee and charge will be added to your mortgage account and will accrue interest.