

TARIFF OF MORTGAGE CHARGES

(Known at Yorkshire Building Society as Loans Administration Fee Tariff)

Effective 4th August 2017

At Yorkshire Building Society we are working closely with the mortgage industry's initiative with UK Finance (formerly 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 which 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.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?																																		
Before your first monthly payment																																				
These are the fees and charges you may have to pay before we release your mortgage funds																																				
Funds Transfer Fee	Electronically transferring the mortgage funds to you, your legal advisor or a nominated 3rd party	£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/costs are charged by the solicitor directly to you.																																		
Product 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 loan amount.	Typically ranging from £0 - £1545 Individual details are available on request.																																		
Reinspection Fee	If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work's carried out.	£35																																		
Valuation Fee	The lender's valuation report, which is used to calculate how much it 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.	<table border="1"> <thead> <tr> <th>Valuation not exceeding</th> <th>Mortgage valuation</th> </tr> </thead> <tbody> <tr><td>£100,000</td><td>£145</td></tr> <tr><td>£150,000</td><td>£175</td></tr> <tr><td>£200,000</td><td>£205</td></tr> <tr><td>£250,000</td><td>£235</td></tr> <tr><td>£300,000</td><td>£270</td></tr> <tr><td>£350,000</td><td>£330</td></tr> <tr><td>£400,000</td><td>£330</td></tr> <tr><td>£450,000</td><td>£390</td></tr> <tr><td>£500,000</td><td>£390</td></tr> <tr><td>£550,000</td><td>£450</td></tr> <tr><td>£600,000</td><td>£450</td></tr> <tr><td>£650,000</td><td>£515</td></tr> <tr><td>£700,000</td><td>£515</td></tr> <tr><td>£750,000</td><td>£575</td></tr> <tr><td>£800,000</td><td>£575</td></tr> <tr><td>£850,000</td><td>£635</td></tr> </tbody> </table>	Valuation not exceeding	Mortgage valuation	£100,000	£145	£150,000	£175	£200,000	£205	£250,000	£235	£300,000	£270	£350,000	£330	£400,000	£330	£450,000	£390	£500,000	£390	£550,000	£450	£600,000	£450	£650,000	£515	£700,000	£515	£750,000	£575	£800,000	£575	£850,000	£635
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Valuation Fee (continued...)		£900,000	£635
		£950,000	£695
		£1,000,000	£695
		£1,200,000	£820
		£1,400,000	£940
		£1,600,000	£1,065
		£1,800,000	£1,185
		£2,000,000	£1,310
		£2,200,000	£1,430
		£2,400,000	£1,555
		£2,600,000	£1,675
		£2,800,000	£1,800
		£3,000,000	£1,920
		£3,500,000	£2,045
		£4,000,000	£2,170
	£4,500,000	£2,290	
	£5,000,000	£2,415	
Product Switch Fee	Once you have submitted your application, if you decide to change products before completion, a product switching fee is payable.	£90	

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

Duplicate statement fee	Requesting a copy of a previous mortgage statement. It might be paid by you or another lender.	£11
Request for legal documentation fee	Any information relating to your mortgage, e.g. title deeds, that you ask for.	Deeds production - £38 Deeds Query - £25 Certificate of title - £15
Request for certificate of interest paid (for each year) fee	Requesting a certificate of interest paid.	£11
Breakdown of transaction	Requesting a breakdown of payments on a mortgage account.	£12
Copy document	Requesting a copy of a mortgage related document.	£30
Removal of mortgage from Scottish Land Registry	Removal of mortgage from Scottish Land Registry.	£160
Payment of unpaid ground rent/ service charges	When we have to communicate with you and/or your landlord regarding outstanding ground rent or service charges in order to protect the security for the loan.	£45

If you change your mortgage

NB If you change to a new mortgage product, the 'Before your first monthly payment' fees as mentioned in the previous section may also apply at this stage.

Early repayment charge (Changing your mortgage)	You may have to pay this if: <ul style="list-style-type: none"> 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). 	Please refer to your offer document.
Partial release of 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.	£65
Change of parties administration fee Also called 'Transfer of Equity Fee'	Our administrative costs of assessing an application for adding or removing someone (a 'party') from the mortgage.	£160
Consent to let fee Also called 'Property Letting 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 you letting out your property for a set period within your existing owner occupier mortgage.	£72 The mortgage interest rate will also be increased by up to 1% where the account holder(s) have agreed with us the terms of an authorised let. Where an account holder(s) lets the property and has not agreed with us an authorised let, a loading of up to 2% will be applied to the mortgage interest on their account.

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Giving you a reference	Charged if another lender asks us for a mortgage reference, such as how you have managed your account with us. We will only supply this if you have given us permission.	£27
Consent to second / subsequent charge	Charged for adding a second / subsequent charge to your property.	£16

Offset Savings Account - Charges & Fee

These are the fees and charges you may have to pay when using an Offset Savings Account linked to your mortgage

Stopped Cheque	-	No Charge
Returned Cheque	-	No Charge
Returned Standing Order*	-	£10
Unpaid Direct Debit*	-	£10
Foreign money transfer of funds in a foreign currency	Our foreign money funds transfer service is provided in association with American Express (Amex)	£15
Foreign money transfer of funds in Sterling	Our foreign money funds transfer service is provided in association with American Express (Amex)	£15
CHAPS payment fee	An electronic payment which usually arrives on the same day provided requests are received by 3pm Monday to Friday	£23.50
Personal information request (Subject Access Request under Data Protection Act)	-	£10

*You will not be charged more than three times in total for all unpaid direct debits or returned standing orders in a calendar month for each account.

We understand that sometimes you may face some financial difficulties. In the unfortunate event you are unable to make your mortgage payments, you may incur some charges.

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 repossession of the property, may apply later in the process and will be dependent on your circumstances. See later sections for typical litigation and possession fees and costs. Don't forget that we are here to help, so if you are having trouble making your mortgage payments call us on 0800 138 2402.

Unpaid / returned direct debit or cheque	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	Unpaid direct debit - £12 Bounced cheque - £12
Arrears Fee called 'Arrears administration fee'	This may be charged if your mortgage account falls into arrears by two or more monthly payments, unless there is an arrangement in place to fully repay the arrears and it is being maintained.	£35 per month, per account
Third Party Field Agents appointment	An appointment for a representative of ours who visits you at home to discuss your mortgage account, financial position and circumstances.	£80
Missed third party Field Agents appointment	A cancelled or missed appointment with a field agent.	£60
Property Inspection	Property inspection to identify occupancy and/or property condition.	£55
Address Confirmation	This fee will be charged where it is necessary for us to trace your current whereabouts.	up to £100

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.	Please refer to your offer document.
Mortgage exit fee Also called 'Mortgage fee'	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> ▪ You repay the mortgage in full before the end of the mortgage term; ▪ You remortgage to another lender; or ▪ You transfer your mortgage product from one property to another. <p>This is payable before the end of your mortgage term if you refinance the loan to another lender or another 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.</p> <p>This fee does not apply when your mortgage term naturally comes to an end.</p>	Please refer to your offer document.

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LITIGATION FEES

In the unfortunate event of you facing financial difficulties and can't meet your mortgage obligations, we may need to ask our solicitors to recover any missed payments, litigate or start Court proceedings to obtain possession of your home. If this happens you will be liable for all our and their fees, costs and expenses. Listed below are the standard costs. You will also be liable for any additional non-standard or other third party costs which will vary depending on your circumstances. As a guide only, for properties in England and Wales, typical litigation costs can be in the region of £800. Don't forget that we are here to help, so if you are having trouble making your mortgage payments call us on 0800 138 2402. We'll be able to discuss your circumstances and could offer help to meet your individual needs.

Fee Per Solicitor Instructed To:	When This Fee Is Payable	Amount
Commence legal action	Notify you in writing of our instructions to commence legal action.	£35
Issue Court proceedings	Issue Court proceedings and apply for a hearing date.	£100
Preparation	Prepare for the Court hearing date.	£75
Attend hearing	Arrange attendance at the Court hearing and dealing with the outcome.	£25
Adjournment	Adjourn the Court hearing date.	£60
Monitoring	Monitor the payment terms of the Suspended Possession Order or arrangement agreed.	£10 per month
Suspend Warrant	Prepare attendance for a Court Application to suspend a warrant for possession <ul style="list-style-type: none"> • With Agent attendance • Without Agent attendance 	£75 £50
Cancellation of Eviction	Cancelling the eviction after 5pm on the day before the eviction.	£125
Initial Document Review(Accounts only where the term has expired)	Review of the documentation received and prepare issuing court proceedings.	£50
Reinstructing the solicitor to restore a court hearing	Notify you in writing that the solicitor has been re-instructed and commencing legal action.	£25
General Application	Application is required to assist in Court proceedings.	£75
Permission to Enforce	Apply to the Court to allow the possession order to be enforced.	£75
Eviction Application	Apply to the Court for an eviction date to be set.	£40
Eviction Attendance	Solicitor is to set up the eviction, instruct an asset manager and inform the customer.	£60
Asset Manager Instruction	Instruct an Asset Manager to take possession of the property when it has been confirmed as empty and a forthwith Court Order is held.	£50
Instructing Pre-Eviction visit	Instructing a property inspection to identify occupancy and property condition.	£50
Property Abandoned	Solicitor issues notice and takes possession of a property which is abandoned.	£60
Reinstructing a solicitor to enforce a Court Order	Solicitor required to re-open their file to apply for an eviction date.	£15

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POSSESSION FEES

If possession is unavoidable, you will be liable for all costs and expenses related to this. These costs include all our solicitors, agents and other third parties fees, and all our associated costs and expenses. These will also include costs in connection with the management, maintenance and the sale of the property. We may also need to instruct agents to carry out investigative work needed to obtain possession. We have listed below the standard costs you may incur. You will also be liable for any additional non-standard or other third party costs which will vary depending on your circumstances. As a guide only, for properties in England and Wales, typical possession costs can be in the region of £3000.

Fee	When This Fee Is Payable	Amount
Possession Administration fee	Administrative costs for managing the sale of the property.	£300
Valuation cost	Report from a Royal Institute of Chartered Surveyors qualified surveyor of the estimated market value of the property and suggested marketing price. Two valuations will be obtained.	£100 minimum per valuation (subject to a sliding scale based on the value of your property)
Estate Agent/Auctioneer Commission	Recommendation of the proposed selling price and marketing strategy, advertising and agreeing a sale either through private treaty or an auction sale.	1.75% of sale price (minimum fee £1,000)
Asset Manager Fee	Fee charged by the Asset Manager for managing a property from repossession to completion of the sale.	£200
Solicitors Costs for a standard sale	Solicitors conveyancing costs for checking the title to the property, preparing a contract, exchange and completion of the contract: <ul style="list-style-type: none"> • Freehold Tenure Property • Leasehold Tenure Property 	£350 plus costs £375 plus costs
Withdrawal Fee	For instructing the asset manager to take the property off the market.	£150 plus costs
Energy Performance Certificate	Charge for the compilation of an Energy Performance Certificate required by a buyer before the property can be marketed.	£59
Property management costs	Charged following possession of the property for changing locks, draining and switching off utilities, and clearance of property in preparation for sale.	£450
Garden maintenance	Garden maintenance whilst the property is marketed for sale during seasonal months: April – October.	£60 per visit
Accompanied visit	To arrange an accompanied visit to remove remaining items from the property <ul style="list-style-type: none"> • Weekday: half day/full day • Weekend: half day/full day 	£80/£160 £100/£180
Solicitors costs - abortive sale	Solicitors costs where an offer is withdrawn.	£50 plus costs
Solicitors costs - distributing surplus proceeds	Solicitors costs in establishing identity of the entitled person to whom the surplus should be paid, and distribution of surplus proceeds.	£65 plus costs
Solicitors costs - tracing the customer and distributing surplus proceeds	Solicitors costs in establishing identity of the entitled person to whom the surplus should be paid, including tracing and distribution of surplus proceeds.	£140 plus costs
Solicitors costs - payment of surplus proceeds into Court	Solicitors costs to make payment of surplus proceeds into Court.	£250 plus costs

All arrears management, litigation and possession fees are for properties in England and Wales. Fees will vary for properties in Northern Ireland and Scotland. The fees quoted for arrears management, litigation and possession are subject to VAT. The fees will be added to your mortgage balance and will accrue interest that is payable by you.

Our printed material is available in alternative formats e.g. large print, Braille or audio. Please visit us in branch or call us on **0345 1200 100**.

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All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. Calls to 03 numbers are charged at the same standard network rate as 01 or 02 landline numbers, even when calling from a mobile. Calls to 0800 numbers are free of charge from a landline or mobile.

Yorkshire Building Society is a member of the Building Societies Association and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Yorkshire Building Society is entered in the Financial Services Register and its registration number is 106085.