

A GUIDE TO OUR COMMERCIAL MORTGAGE FEES AND CHARGES

EFFECTIVE FROM JUNE 2019

Valuation fees

Why do I need a valuation?

When a mortgage application has been approved by the Society, we will obtain a valuation of the property. This will determine the amount we could lend secured upon the property. The valuation is for mortgage purpose only, you can not rely on the valuation and you are advised to arrange your own professional survey and valuation.

VALUATION AMOUNT	FEE
£100,000 - £200,000	£700
£200,001 - £300,000	£900
£300,001 - £400,000	£1,050
£400,001 - £500,000	£1,150
£500,001 - £600,000	£1,250

VALUATION AMOUNT	FEE
£600,001 - £700,000	£1,400
£700,001 - £800,000	£1,550
£800,001 - £1 Million	£1,750
£1 Million +	by negotiation

Please note the fees quoted above are to be used as a guide, all fees will be confirmed to you upon application. In addition there will be 2% fee payable to a third party for administration services.

Legal fees

Separate Legal Representation

The Society will instruct our Solicitors to act on its behalf on all transactions. In addition to the Separate Legal Representation fees shown here, you will need to instruct and pay for a Solicitor to act on your behalf.

LOAN BAND	FEE
£75,000 - £100,000	£840
£100,001 - £200,000	£900
£200,001 - £300,000	£960
£300,001 - £400,000	£1,020
£400,001 - £500,000	£1,140
£500,001 - £600,000	£1,320
£600,001 - £700,000	£1,500
£700,001 - £800,000	£1,680
£800,001 - £900,000	£1,860
£900,001 - £1,000,000	£2,040
£1,000,001 - £2,000,000	£2,400
£2,000,001 - £3,000,000	£3,600
£3 Million +	by negotiation

ADDITIONAL FEES ARE APPLICABLE AS FOLLOWS:
For investment properties, £150 should be added for the Society to consider each lease.
For leasehold title, £100 should be added for the Society to consider each lease.
£450 will be added for each additional title on the offer.
First registration £200.
Limited Company Borrowers an additional £75.

Daily interest

Interest is calculated daily on your entire loan - that is the balance shown on your account - and is charged to you at the end of each day. This means the interest is added to the loan on which you will pay interest the following day.

As interest is charged on your loan on a daily basis, the earlier in the month you pay, the less interest there will be charged on your account.

Interest charges will increase on your account if you are late with, or miss any payments.

Annual Review Scheme

Please note that repayments will be reviewed on 31st December each year and the reviewed payment will be payable with effect from March of the following year. Your monthly payments may also change at other times, for example when a fixed or discounted rate period ends.

Early repayment charges

If you repay all or part of your mortgage early, you may be required to pay an early repayment charge.

Whilst you should read all of the conditions set out in the Facility Offer and the Yorkshire Building Society Commercial Mortgage Conditions carefully, your attention is specifically drawn to the fact that additional interest will be payable in the event of early redemption of the mortgage and, in some cases, if a lump sum capital payment is made.

Fixed Rates

In respect of a fixed rate loan, the additional interest will be payable in the event of full or partial redemption. With all Commercial fixed rate products an early repayment charge will apply to all overpayments. The early repayment charges will be detailed in your Facility Offer and discussed with you during your application.

Variable Rates

In respect of a variable rate loan, during the period of 4 years from the date of drawing the loan, you may make repayments during any calendar year which do not amount in aggregate to more than 5% of the balance of the loan at the start of that year. Any repayment resulting in the 50% limit being exceeded will mean that the early repayment charge, equivalent to 3% of the loan outstanding at the time of redemption, becomes payable on the whole amount repaid during the year.

Please refer to your Facility Offer for full details of any early repayment charges which will apply.

Mortgage service fee and charges (effective June 2018)

If we make a charge for a service outside of this tariff, you will be advised of the cost of this on request or at the time the service is offered.

SERVICE	CHARGE
Arrangement Fee To set up the mortgage. A minimum fee of £300 will apply.	Minimum 1% of loan amount
Agreement to letting Where consent is given for the property to be let.	£150
Mortgage reference When we provide standard financial information to your auditors or a proposed second mortgagee.	£27
Telegraphic transfer When we send funds by electronic means.	£35
Issue of title deeds and property documents to your conveyancer (for reasons other than redemption) Where we issue title deeds or other property related documents to your conveyancer at your request.	£38
Property queries When you ask to inspect the deeds or other property related documents at our Lynch Wood or an YBS branch office.	£25
Photocopying When you ask us to provide photocopies of the deeds or other property related documents.	£30
Returned cheque Each time a cheque paid onto the mortgage account is returned unpaid from the paying bank.	£12
Returned direct debit Each time a direct debit is returned unpaid. Please note: if you make your mortgage payment by Direct Debit and this payment is returned unpaid, we will not attempt to take the payment again. If this should happen, we will notify you and you will be responsible for arranging an alternative payment. If an alternative payment is not made, your mortgage may go into arrears and additional fees may be applied to your account.	£12
Replacement/Interim mortgage statement A mortgage statement is provided free of charge each year and this fee will be charged when you request a replacement or interim statement.	£11

SERVICE	CHARGE
Ground rent/service charge When we have to communicate with you and/or you landlord regarding outstanding ground rent or service charges in order to protect the security for the loan.	£63 or the fee applicable when you took out the mortgage
Change of mortgage term (1 year or less) This fee will be charged when we extend the term of your mortgage for up to a year at your request.	0.1% of outstanding mortgage balance
Short term interest only concession (6 months or less) This fee will be charged when we review your mortgage and agree to an interest only concession for a period of up to 6 months at your request. A minimum fee of £50 will apply.	0.1% of outstanding mortgage balance
Review and change of product interest rate When the product interest rate on your mortgage is amended.	1% of outstanding mortgage balance
Transfer of equity (adding or removing someone's name) Where a party is either added or removed from your mortgage.	£180
Sale of part security Where we release part of the property from our security.	£150
Redemption administration charge When your mortgage is repaid in full.	£90 or the fee applicable when you took out the mortgage
Second mortgage questionnaire When we provide standard title and financial information to another lender or proposed second mortgagee.	£40

Fees effective from June 2018 and are subject to change in the future.

Arrears and Possession Fees

Arrears administration fees

Mortgage payments are due on or before 25th day of each month. Any customer whose account is one or more monthly payments in arrears may be subject to a monthly arrears administration fee. You will be advised of the changes before it is applied to our mortgage account.

Debt counselling fees - up to £100

Sometimes it is necessary to instruct a debt counsellor to visit you at your home in order to discuss your mortgage account and obtain payment proposals.

Address confirmation - up to £100

This fee will be charged where it is necessary for YBS to instruct an agent to trace your current whereabouts.

Additional costs - variable

If we need to instruct our Solicitors to recover any missed payments or to commence court proceedings to obtain possession of your property, or to enforce any other security for your loan, you will be liable for their fees, costs, disbursements. If we obtain possession of your property, you will be liable for our Solicitor's and agent's fees, associated costs and disbursements in connection with the sale. In addition if we need to instruct third party agents to carry out investigative work you will be liable for costs incurred. You will also be liable for the fees and expenses of any receiver we appoint.

ANY PROPERTY USED AS SECURITY, WHICH MAY INCLUDE YOUR HOME, MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

www.ybs.co.uk/commercial

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 and 02 landline numbers, even when calling from a mobile.

