

## MORTGAGE FEES AND CHARGES

### Legal fees

#### Separate Legal Representation

Separate Legal Representation fees are our Solicitors fees. You're responsible for these fees, which you can see in the table. We'll instruct Solicitors to act on our behalf for all transactions. You'll also need to instruct your own Solicitor to act on your behalf.

LOAN VALUE	FEE FROM 1 JAN 2024	SUPPLEMENT TYPE	FEE FROM 1 JAN 2024
£75,000 - £100,000	£930	Investment leases (per lease)	£200
£100,001 - £200,000	£990	Leasehold property	£100
£200,001 - £300,000	£1,060	Per additional title on the offer	£500
£300,001 - £400,000	£1,130	Company borrower	£70
£400,001 - £500,000	£1,260	First registration	£250
£500,001 - £600,000	£1,460	HMO licenses	£50
£600,001 - £700,000	£1,650	New build	£100
£700,001 - £800,000	£1,850		
£800,001 - £900,000	£2,050		
£900,001 - £1,000,000	£2,250		
£1,000,001 - £2,000,000	£2,640		
£2,000,001 - £3,000,000	£3,960		
£3 Million +	on request		

### Valuation fees

#### Why do I need a valuation?

In order to approve a mortgage, we obtain a valuation of the property. This determines the amount we can lend secured upon the property. The valuation is for mortgage purposes only, so we always advise you to arrange your own professional survey and valuation.

All our valuations are completed on a case-by-case basis. We use a third-party Valuation Panel Management firm, Central Valuations Network, to obtain a valuation report on our behalf. You'll pay the valuation fee, which includes an administration charge

**Please note the fees shown above are to be used as a guide only. We'll confirm the final fees when you make your application. You'll also need to pay VAT, and for any necessary disbursements.**

#### Daily interest

We calculate interest every day on the entire balance shown on your account, and this is charged to you at the end of each day. As the interest is daily, the earlier in the month you pay, the less interest there will be on your account. Interest charges will increase on your account if you're late with or miss any payments.

#### Early repayment charges

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

You should read all the conditions set out in the Facility Offer and the Yorkshire Building Society Commercial Mortgage Conditions carefully. Please pay particular attention to the fact that you'll need to pay additional interest if you redeem the mortgage early. You may also need to pay extra interest if you make a lump sum capital payment.

#### Annual Review Scheme

We review your payments on 31st December each year, and the new payment amount will take 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.

#### Fixed Rates

You'll need to pay additional interest if you fully or partially redeem a fixed-term loan. An early repayment charge will apply to all overpayments. You can find the early repayment charges in your Facility Offer, and we'll discuss them with you during your application process.

#### Variable Rates

Please see your Facility Offer for full details of any early repayment charges.

#### Mortgage service fee and charges

If we make a charge for anything not mentioned in this leaflet, we'll advise you of the cost at the time we offer the service.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Mortgage reference</b>	When we provide standard financial information to your auditors or to a proposed second person named on the mortgage.	£27
<b>Telegraphic transfer</b>	When we send funds electronically.	£35
<b>Issue of title deeds and property documents to your conveyancer (for reasons other than redemption)</b>	When we issue title deeds or other property related documents to your conveyancer at your request.	£38
<b>Property queries</b>	When you ask us to inspect the deeds or other property related documents at one of our offices or branches.	£25
<b>Photocopying</b>	When you ask us to provide photocopies of the deeds or other property related documents.	£30
<b>Returned cheque</b>	Each time a cheque paid into the mortgage account is returned unpaid from the paying bank.	£12
<b>Returned direct debit</b>	Each time a Direct Debit is returned unpaid. Please note: if you make your mortgage payment by Direct Debit and this payment is returned, we won't try to take the payment again. If this happens, we'll notify you and you'll be responsible for arranging an alternative payment. If you don't make an alternative payment your mortgage may go into arrears, we may add additional fees to your account.	£12
<b>Replacement/Interim mortgage statement</b>	We provide a mortgage statement free of charge each year. You'll need to pay this fee if you request a replacement or interim statement.	£11
<b>Ground rent/service charge</b>	When we have to communicate with you and/or your landlord about outstanding ground rent or service charges, to protect the security for the loan.	£63 (or the fee stated when you took out the mortgage, if different)
<b>Change of mortgage term (1 year or less)</b>	When we extend the term of your mortgage for up to a year at your request.	0.1% of outstanding mortgage balance
<b>Short term interest only concession (6 months or less)</b>	When we review your mortgage and agree to an interest only concession for a period of up to 6 months at your request.	<b>A minimum fee of £50 will apply.</b> 0.1% of outstanding mortgage balance
<b>Review and change of product interest rate</b>	When we change the product interest rate on your mortgage.	1% of outstanding mortgage balance
<b>Transfer of equity (adding or removing someone's name)</b>	When we add or remove a party to your mortgage.	£180
<b>Sale of part security</b>	When we release part of the property from our security.	£150
<b>Redemption administration charge</b>	When your mortgage is repaid in full.	£90 (or the fee shown when you took out the mortgage)
<b>Second mortgage questionnaire</b>	We'll only supply this if you've given us permission.	£40
<b>Valuation re-inspection</b>	We have the right to re-inspect any property held as security. This can be due to (but not be limited to) a breach of our mortgage terms and conditions, non-compliance with covenants stated in your mortgage offer, or mortgage arrears.  Reinspections are conducted by a panel surveyor of our choice. The reinspection fee depends on the individual case, and will be added to your mortgage account.	Variable

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Arrears administration fees</b>	Mortgage payments are due on or before the 25th day of each month. If your account goes into arrears by one month or more, you may have to pay a monthly arrears administration fee.	If we apply any fee to your mortgage account we'll advise you about it in writing
<b>Additional costs</b>	<p>If we need to instruct our Solicitors to recover any missed payments, to start court proceedings to repossess your property, or to enforce any other security for your loan, you'll be responsible for their fees, costs, disbursements.</p> <p>If we do repossess your property, you'll be responsible for our Solicitor's and agent's fees, as well as all associated costs and disbursements in connection with the sale.</p> <p>If we need to instruct third party agents to carry out investigative work, you'll also be responsible for these costs, as well as for the fees and expenses of any receiver we appoint</p>	Variable
<b>Agreement to letting</b>	When we give you permission to let the property out.	£150

**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.**

**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](http://www.ybs.co.uk/commercial)

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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.

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**.

