

# TARIFF OF MORTGAGE CHARGES

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

**Effective 23 January 2024**

At Yorkshire Building Society we are working closely with the mortgage industry's initiative, 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 are 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. This means we don't charge you these fees.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?																																																											
<b>Before your first monthly payment these are the fees and charges you may have to pay before we release your mortgage funds</b>																																																													
<b>Funds transfer fee</b>	Electronically transferring the mortgage funds to our conveyancer.	£35																																																											
<b>Legal fee</b>	You will normally instruct a conveyancer 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 vary and are 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.																																																											
<b>Product fee</b>	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 - £1995  Individual details are available on request.																																																											
<b>Reinspection fee</b>	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																																																											
<b>Valuation fee</b>	Charged for 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 also 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>Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)</th> <th>Homebuyer including valuation (level 2)</th> </tr> </thead> <tbody> <tr><td>£100,000</td><td>£105.00</td><td>£249.00</td></tr> <tr><td>£150,000</td><td>£127.00</td><td>£275.00</td></tr> <tr><td>£200,000</td><td>£149.00</td><td>£314.00</td></tr> <tr><td>£250,000</td><td>£171.00</td><td>£352.00</td></tr> <tr><td>£300,000</td><td>£196.00</td><td>£402.00</td></tr> <tr><td>£350,000</td><td>£240.00</td><td>£440.00</td></tr> <tr><td>£400,000</td><td>£240.00</td><td>£478.00</td></tr> <tr><td>£450,000</td><td>£283.00</td><td>£516.00</td></tr> <tr><td>£500,000</td><td>£283.00</td><td>£558.00</td></tr> <tr><td>£550,000</td><td>£327.00</td><td>£597.00</td></tr> <tr><td>£600,000</td><td>£327.00</td><td>£635.00</td></tr> <tr><td>£650,000</td><td>£374.00</td><td>£673.00</td></tr> <tr><td>£700,000</td><td>£374.00</td><td>£711.00</td></tr> <tr><td>£750,000</td><td>£418.00</td><td>£754.00</td></tr> <tr><td>£800,000</td><td>£418.00</td><td>£792.00</td></tr> <tr><td>£850,000</td><td>£461.00</td><td>£830.00</td></tr> <tr><td>£900,000</td><td>£461.00</td><td>£868.00</td></tr> <tr><td>£950,000</td><td>£505.00</td><td>£907.00</td></tr> <tr><td>£1,000,000</td><td>£505.00</td><td>£949.00</td></tr> </tbody> </table>	Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)	Homebuyer including valuation (level 2)	£100,000	£105.00	£249.00	£150,000	£127.00	£275.00	£200,000	£149.00	£314.00	£250,000	£171.00	£352.00	£300,000	£196.00	£402.00	£350,000	£240.00	£440.00	£400,000	£240.00	£478.00	£450,000	£283.00	£516.00	£500,000	£283.00	£558.00	£550,000	£327.00	£597.00	£600,000	£327.00	£635.00	£650,000	£374.00	£673.00	£700,000	£374.00	£711.00	£750,000	£418.00	£754.00	£800,000	£418.00	£792.00	£850,000	£461.00	£830.00	£900,000	£461.00	£868.00	£950,000	£505.00	£907.00	£1,000,000	£505.00	£949.00
		Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)	Homebuyer including valuation (level 2)																																																										
		£100,000	£105.00	£249.00																																																									
		£150,000	£127.00	£275.00																																																									
		£200,000	£149.00	£314.00																																																									
		£250,000	£171.00	£352.00																																																									
		£300,000	£196.00	£402.00																																																									
		£350,000	£240.00	£440.00																																																									
		£400,000	£240.00	£478.00																																																									
		£450,000	£283.00	£516.00																																																									
		£500,000	£283.00	£558.00																																																									
		£550,000	£327.00	£597.00																																																									
		£600,000	£327.00	£635.00																																																									
		£650,000	£374.00	£673.00																																																									
		£700,000	£374.00	£711.00																																																									
		£750,000	£418.00	£754.00																																																									
		£800,000	£418.00	£792.00																																																									
£850,000	£461.00	£830.00																																																											
£900,000	£461.00	£868.00																																																											
£950,000	£505.00	£907.00																																																											
£1,000,000	£505.00	£949.00																																																											

<b>Valuation fee</b>	<p>Charged for 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.</p> <p>There are also homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK.</p> <p>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p>	<b>Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)</b>		<b>Homebuyer including valuation (level 2)</b>
		£1,200,000	£596.00	£1,102.00
		£1,400,000	£683.00	£1,258.00
		£1,600,000	£774.00	£1,415.00
		£1,800,000	£861.00	£1,572.00
		£2,000,000	£952.00	£1,729.00
		£2,200,000	£1,039.00	£1,886.00
		£2,400,000	£1,130.00	£2,043.00
		£2,600,000	£1,217.00	£2,196.00
		£2,800,000	£1,308.00	£2,352.00
		£3,000,000	£1,395.00	£2,509.00
		£3,500,000	£1,486.00	£2,899.00
		£4,000,000	£1,577.00	£3,290.00
		£4,500,000	£1,664.00	£3,683.00
		£5,000,000	£1,755.00	£4,074.00
		£6,000,000	£2,046.00	£4,858.00
		£7,000,000	£2,337.00	£5,642.00
		£8,000,000	£2,627.00	£6,426.00
		£9,000,000	£2,918.00	£7,210.00
		£10,000,000	£3,209.00	£7,994.00
£11,000,000	£3,499.00	£8,778.00		
£12,000,000	£3,790.00	£9,563.00		
£13,000,000	£4,081.00	£10,347.00		
£14,000,000	£4,371.00	£11,131.00		
£15,000,000	£4,662.00	£11,915.00		
<b>Property assessment fee</b>	This is a valuation of a property which is carried out without an internal inspection. This valuation type is applicable subject to meeting our lending criteria.	£71		

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>If you ask us for extra documentation and/or services beyond the standard management of your account</b>		
<b>Duplicate statement fee</b>	Requesting a copy of a previous mortgage statement. It might be paid by you or another lender.	£11
<b>Request for certificate of interest paid (for each year) fee</b>	Requesting a certificate of interest paid.	£11
<b>Breakdown of transaction</b>	Requesting a breakdown of payments on a mortgage account.	£9

More over the page...

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<p><b>If you change your mortgage</b>            If you change to a new mortgage product, the 'Before your first monthly payment' fees mentioned in the first section may also apply at this stage.</p>		
<p><b>Early repayment charge</b></p>	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> <li>You overpay more than your mortgage terms allow;</li> <li>You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).</li> </ul>	<p>Please refer to your offer document.</p>
<p><b>Partial release of property fee</b></p>	<p>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.</p>	<p>£55</p>
<p><b>Revaluation fee</b></p>	<p>You can request a revaluation of your property to find out your current loan to value, if you believe that your property's current value is different to the estimated valuation on our records.</p>	<p>£70</p>
<p><b>Change of parties administration fee</b>   <b>Also called 'Transfer of equity fee'</b></p>	<p>Our administrative costs for adding or removing someone (a 'party') from the mortgage.</p>	<p>£180</p>
<p><b>Consent to let fee</b>   <b>Also called 'Property letting fee'</b></p>	<p>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.</p> <p>This means we agree to you letting out your property for a set period within your existing owner occupier mortgage.</p>	<p>£60</p> <p>The mortgage interest rate will also be increased by up to 1% where the account holder(s) have agreed the terms of an authorised let with us.</p> <p>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.</p>
<p><b>Giving you a reference</b></p>	<p>Charged if another lender asks us for a mortgage reference, such as how you've managed your account with us. We will only supply this if you've given us permission.</p>	<p>£27</p>
<p><b>Consent to second / subsequent charge</b></p>	<p>Charged for adding a second/subsequent charge, with another lender, to your property.</p>	<p>£11</p>

**More over the page...**

**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.**

Some charges apply at the early stages of non-payment (arrears).

Other charges, for example relating to repossession/litigation of the property, will apply later in the process and will be dependent on your circumstances, so they are not included here. 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 fees are all subject to VAT. The fees will be added to your mortgage balance and will accrue interest which is payable by you.

Don't forget that we are here to help, so if you are having trouble making your mortgage payments call us on **0800 138 2404**.

<b>Payment of unpaid ground rent/ service charges</b>	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.	£20
<b>Third party field agents appointment</b>	An appointment for a representative of ours who visits you at home to discuss your mortgage account, financial position and circumstances.	£120 + VAT
<b>Missed third party field agents appointment</b>	A cancelled or missed appointment with a field agent.	£80 + VAT
<b>Property inspection</b>	Property inspection to identify occupancy and/or property condition.	£80 + VAT

### Ending your mortgage term

<b>Early repayment charge</b>	You may be charged this if you repay your mortgage in full before your mortgage product term ends.	Please refer to your offer document.
<b>Mortgage exit fee</b> <b>Also called 'Mortgage fee'</b>	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> <li>You repay the mortgage in full before the end of the mortgage term</li> <li>You remortgage to another lender or</li> <li>You transfer your mortgage product from one property to another.</li> </ul> <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').</p> <p>You may be charged a separate fee by your 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.

### Offset Savings Account – charges and fees

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

<b>CHAPS payment fee</b>	An electronic payment which usually arrives on the same day provided requests are received by 3pm Monday to Friday	£23.50
--------------------------	--	--------

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**.

Head Office: Yorkshire House, Yorkshire Drive, Bradford BD5 8LJ  
Tel: 0345 1 200 200 • Fax (01274) 734240 • Dx No: 11798 Bradford. [ybs.co.uk](http://ybs.co.uk)

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.