

TARIFF OF MORTGAGE CHARGES

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

Effective 1st July 2018

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 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 (below). This means we don't charge you these fees.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?																																		
<p>Before your first monthly payment These are the fees and charges you may have to pay before we release your mortgage funds</p>																																				
Funds Transfer Fee	Electronically transferring the mortgage funds to you, your conveyancer or a nominated 3rd party	£30																																		
Legal Fee	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 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 vary and are charged by the conveyancer 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 - £1995 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 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>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
		> £1,000,000	Please contact us for further information.
Product Switch Fee	Once you have submitted your application, if you decide to change products before completion, a product switching fee is payable.	£90	
Property Assessment Fee	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.	£85	

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 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
Removal of mortgage from Scottish Land Registry	Removal of mortgage from Scottish Land Registry.	£160

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
Revaluation Fee	You can request a revaluation of your property to ascertain your current loan to value, on the basis of your belief that your property's current value is different to the estimated valuation on our records.	£70
Change of parties administration fee Also called 'Transfer of Equity Fee'	Our administrative costs of 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.
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, with another lender, to your property.	£16

Continued...

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/litigation of the property, will apply later in the process and will be dependent on your circumstances so are not included here. 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'	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. This may be charged if your mortgage account falls into arrears by two or more monthly payments.	£35 per month, per account
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
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	You may be charged this if you repay your mortgage in full before the your mortgage product term ends.	Please refer to your offer document.
Mortgage exit fee Also called 'Mortgage fee'	You may have to pay this if: <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. 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 conveyancer for their work relating to redemption of the mortgage and discharge of the security. This fee does not apply when your mortgage term naturally comes to an end.	Please refer to your offer document.

Offset Savings Account - Charges & Fees

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

Returned Standing Order*	Payable when your nominated bank rejects a standing order collection.	£12
Unpaid Direct Debit*	Payable when your nominated bank rejects a direct debit collection.	£12
CHAPS payment fee	An electronic payment which usually arrives on the same day provided requests are received by 3pm Monday to Friday	£23.50

*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.

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.