



Tariff of Mortgage Charges

Lendco is following the mortgage industry's initiative with the Council of Mortgage Lenders and Which to make our fees and charges easy for you to understand.

Our tariff of charges fully reflects the initiatives good practice principles. This same document 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 do not appear in our tariff (below). This means we do not charge you these fees.

The following details the services and charges that you may incur. Please note that these charges are subject to a regular review and may therefore change during the term of your mortgage and they are in accordance with the terms and conditions of your mortgage.

WHEN YOU WILL PAY THIS CHARGE		
Before your first monthly payment These are the fees and charges you may have to pay before we transfer your mortgage funds		
Name of Charge	What is the charge for	How much is the charge?
Application Fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	Variable
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.	Variable
Product fee	This is charged on some mortgages as part of the deal. It can be paid upfront 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.	The product fee may be a fixed fee or a percentage of the loan. Please refer to your pre-sale illustration.
Re-inspection fee	If you're using your mortgage to renovate your property this covers the new valuation we need to do after the work is carried out. At Lendco, we do not release your mortgage in stages. We may, however, retain the whole mortgage until necessary work identified by the valuer has been completed, and this fee covers the new valuation we need to do after the work is carried out.	Variable
Valuation fee	The lender's valuation report, which is used to calculate how much it will lend to 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. At Lendco, the valuation fees are inclusive of VAT.	Variable – Dependent on property value and product type
If you ask us for extra documentation and / or services beyond the standard management of your account		
Name of Charge	What is the charge for	How much is the charge?
Copy of Deeds or Documents	This is a fee we will request if you ask us to provide a full or part copy of your deeds or documents to you or your solicitor. This includes documents such as your mortgage application form, valuation report etc.	£27.00 per request



Name of Charge	What is the charge for	How much is the charge?
Copy of Mortgage Statement	We will send a mortgage statement to you annually. This fee is charged when a request is made for a copy of your mortgage statement.	£15.00
Reference/information Request Fee	This is collected from the Third Party who you have authorised to request information from us. The fee relates to the provision of a reference or completion of a questionnaire by us in relation to another loan.	£35.00
Deed of Easement	Administration fee charged for assessing and agreeing to a Deed of Easement. You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to this. This fee is charged whether we give our consent or not.	£85.00
Approval of Legal Documents Fee	This is a fee we will request from you if you ask us to approve legal documents which relate to your mortgage or your property. If we need to refer the documents to our solicitors, we will also ask you for a further payment to cover our solicitor's costs and disbursements.	£140.00
Improvement Grant Application Fee	This is a fee we will request from you if you ask us to provide information in respect of an application for an Improvement Grant.	£105.00
Land Compensation Fee	This is a fee we will request from you if you ask us to provide information in respect of a Land Compensation action.	£110.00
Other Fees	There may be additional costs debited to your account, particularly if we instruct a solicitor. We will write to advise you of these charges if they are applicable. NB: these charges will represent the actual costs incurred by us for using our solicitors or agents; we do not charge you anything more than the sum we are charged.	Variable

If you change your mortgage

NB: If you change your mortgage to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage.

Name of Charge	What is the charge for	How much is the charge?
Part Release of Security/ Part Sale/ Part Purchase	This is a fee we will request if you ask us to give consent for you to sell or transfer part of the property. You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to this. This fee is charged whether we give our consent or not.	£165.00
Solar Panel Lease Consent	This is a fee we will request from you if you ask us to give consent to you entering into a Lease Agreement for the installation of solar panels at your property. If we need to refer the Lease to our solicitors, we will also ask you for a further payment to cover our solicitor's costs and disbursements. This fee is charged whether we give our consent or not.	£85.00
Variation to Lease Fee	This is a fee we will request from you if your property is Leasehold and you ask us to consent to the Lease being varied. If we need to refer the Lease to our solicitors, we will also ask you for a further payment to cover our solicitor's costs and disbursements.	£195.00



If you are unable to pay your mortgage

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 unpaid cheque fees, occur at the early stages of your inability to pay. Other charges, for example, relating to repossession of the property, may apply later in the process and will be dependent on your circumstances.

Name of Charge	What is this charge for	How much is the charge?
Unpaid Cheque Fee	Added to your mortgage account when your cheque is returned unpaid by your bank.	£25.00
Unpaid Direct Debit Fee	Added to your mortgage account when your direct debit is returned unpaid by your bank, for example, due to insufficient funds in your account.	£38.00
Unpaid Ground Rent and Service Charges	Added to your mortgage account when we receive notification that you have not paid your ground rent or service charges and we make payment on your behalf. We will add the fee plus the unpaid ground rent and service charges to your mortgage account.	£85.00
Arrears Management Fee	Added to your mortgage account each month your account is one or more monthly instalments in arrears. This covers the additional work involved in administering the account when it goes into arrears. No fee will be charged where an agreed arrangement is in place and being paid.	£50.00
Solicitors/Receivers Instructions Fee	Added to your mortgage account when your account is passed to our solicitors and/or receivers for recovery of arrears. Our solicitors' and/or receivers' costs and disbursements will also be added to your mortgage account.	£140.00
Field Agent Property Check	Added to your mortgage account when a representative carries out a property check at the security address if we are unable to contact you. Your account will be debited with the actual cost of the visit but this will not exceed £120.00.	£120.00 Maximum
Instruction of Home Visit Fee	Added to your mortgage if we have to instruct our representative to visit you at home to discuss your arrears. This fee covers the additional work involved in instructing the Field Agent and reviewing their report.	£56.00
Field Agent Home Visit	Added to your mortgage account when our representative visits you at home to discuss your mortgage arrears. Your account will be debited with the actual cost of the visit but this will not exceed £120.00.	£120.00 Maximum
Repossession Fee	Added to your mortgage account when the property is repossessed. Our solicitors' costs, agents' costs and disbursements will also be added to your mortgage account.	£475.00
Disposition Fee	Added to your mortgage account after your property has been repossessed. This fee is for monitoring the sale of your property.	£525.00
Tracing Fee	Added to your mortgage account when we have a requirement to trace you as we are unable to contact you.	£35.00 Maximum
Waiver/ Letter of Non-Crystallisation Fee	This fee will be charged when you, your solicitor or someone with authority requests confirmation that there has been no event of default or crystallisation under a floating charge. This fee can be paid in advance or added to the loan account.	£150.00



Ending your mortgage term		
Name of Charge	What is this charge for	How much is the charge?
Redemption Statement Fee	We will provide you with one redemption statement free of charge. This fee is payable if you ask us to provide you with a further redemption statement.	£25.00
Redemption Fee	Payable if you repay your mortgage at any time during the mortgage term. This fee is for preparing and checking all documents and statements required by the Land Registry.	£199.00