

# Tariff of Mortgage Charges



Valid from 1st April 2022

Capital Home Loans Limited is closely involved in the mortgage industry's initiative with UK Finance 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. 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 don't appear in our tariff. This means we don't charge you these fees.

NAME OF CHARGE ▼	WHAT IS THE CHARGE FOR? ▼	HOW MUCH IS THE CHARGE? ▼
<b>Before your first monthly payment</b>		
These are the fees and charges you may have to pay before we transfer your mortgage funds.		
<b>Funds Transfer Fee</b> (at chl mortgages we call this a Telegraphic Transfer Fee)	Electronically transferring the mortgage funds to you or your solicitor.	<b>£25</b>
<b>Legal Fee</b>	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. We may instruct a solicitor to act on our behalf in connection with the transaction. You will be required to pay their legal fees and costs as part of their work.	Variable. These fees/costs are charged by the solicitor and payable by you.
<b>Product Fee</b> (at chl mortgages we call this a Completion 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.	<b>From 0.5%</b> & Varies by product.
<b>Valuation Fee</b>	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 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. Commercial and higher valuations available on request.	<b>£190 to £865</b> (inc. of £40 Valuer Instruction Admin Fee). Based on the property value of £100,000 to £1m.
<b>If extra documentation and/or services beyond the standard management of your account are required</b>		
<b>Request for Legal Documentation Fee</b>	Any original documents relating to your mortgage, e.g. title deeds that you request.	<b>£35</b>
<b>Failure to maintain building insurance</b>	This fee will be charged where we reasonably believe you have failed to maintain buildings insurance on the mortgaged property in accordance with the Terms and Conditions of your mortgage. This fee covers our administration costs for putting in place lenders only insurance. This does not include the cost of the policy put in place.	<b>£30</b>
<b>Occupancy Check</b>	If we have to undertake investigations to check occupancy of the property.	<b>Up to £142.80</b>
<b>Tracing Agents</b>	You may have to pay this if you have not provided updated correspondence details and we are unable to contact you.	<b>Up to £96</b>
<b>Accounts Annual Audit</b>	This fee is applicable to Limited company loans only.	<b>£15</b>
<b>Recording of Property Notice</b>	Payable to cover the administrative costs of investigating where we receive a Notice from a Council advising of issues with your property which require further action by you	<b>£65</b>
<b>If you change your mortgage</b>		
NB If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage		
<b>Early Repayment Charge</b> (changing your mortgage)	You may have to pay this if: <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 on a fixed rate).</li> </ul>	Varies by product. Please see your mortgage offer.
<b>Change of Term Fee</b>	Extending or reducing the remaining term of your mortgage.	<b>£62</b>
<b>Change of Repayment Method Fee</b>	Transferring all or part of your mortgage from an interest-only basis to a repayment basis.	<b>£55</b>
<b>Partial Release of Property Fee</b> (at chl mortgages we call this Release of Security)	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. Additional legal and valuation fees may apply.	<b>£100</b>
<b>Change of Parties</b>	We will charge this fee for considering your request. This covers our administrative costs of adding or removing someone from the mortgage. Additional legal fees will also apply. It is also payable if we are asked to consider the addition of a new director for Limited Company loans.	<b>£115</b>
<b>Consent to Let Fee</b> (at chl mortgages we call this Tenancy Approval)	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. Additional legal fees may apply.	<b>£80</b>
<b>Consent to Reside</b>	If you have a buy-to-let mortgage but need to reside in the property on a temporary basis for a set period, this fee will be payable for each 'consent to reside' agreement to cover the costs of extra administration involved in considering whether we will agree.	<b>£80</b>
<b>Giving you a Reference</b> (at chl mortgages we call this Lenders Reference)	Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you have given us permission.	<b>£40</b>
<b>Request for Consent to a 2nd Charge</b>	This fee will be charged for us to look to provide our consent for a second charge to be registered against your property.	<b>£60</b>
<b>Consent to Commercial Lease</b>	Chargeable if an existing lease is to be renewed or amended. Additional legal fees may apply.	<b>£105</b>

NAME OF CHARGE ▼	WHAT IS THE CHARGE FOR? ▼	HOW MUCH IS THE CHARGE? ▼
<b>If you change your mortgage (Continued)</b>		
<b>Debenture Waiver</b>	Payable to issue a Debenture Holder's Waiver letter, applicable to limited companies only.	<b>£20</b>
<b>Deeds of Substitution/ Variation/Easement</b>	A fee to cover the cost of the extra administration work involved in considering a deed of variation, substitution or easement (or similar type of deed). Additional legal fees may apply.	<b>£95</b>
<b>Letter of Non-Crystallisation</b>	For Limited Companies only.	<b>£20</b>
<b>Approval of Non-Standard Tenancy Agreement</b>	A chargeable fee to consent to a tenancy agreement which is outside our policy. Additional legal fees will also apply (Buy to Let account only).	<b>£60</b>
<b>Overpayments</b>	<p>Any overpayments made throughout the lifetime of the mortgage, will be used to reduce any arrears, fees and / or the outstanding capital balance. Unless previously agreed, we will not allow a build-up of credit to accrue. This does not affect any flexible features which may only be agreed in line with current criteria.</p> <p>Regular overpayments are allowed without early repayment charges. Please be aware that we will not reduce your monthly payment upon receipt of each overpayment unless you contact us to arrange this. Upon receipt of a lump sum payment however, we will reduce your monthly payment unless you contact us requesting us not to.</p>	Variable Please see your mortgage offer for details of any early repayment charges.

**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 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 our repossession of the property, may apply later in the process and will be dependent on your circumstances.

<b>Unpaid/Returned Direct Debit or Cheque</b>	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	<b>£20</b>
<b>Arrears Fee</b>	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.	<b>£35</b>
<b>Action to Prevent Forfeiture of the Lease</b>	This fee is charged when we are forced to take action to prevent forfeiture of the lease (includes Ground rent and Service charges where you have failed to pay these). Also applies to accounts not in mortgage arrears.	<b>£75</b>
<b>Desktop Valuation Fee</b>	This fee is charged to cover the work involved where a desktop valuation is carried out to obtain an approximate value of the mortgaged property, to assist in the administration of your mortgage account.	<b>£30</b>
<b>Property Assessment</b>	This fee is charged when a representative visits a security and an assessment of the property is completed. This also applies to accounts not in mortgage arrears.	<b>Up to £180</b>
<b>Customer Visit Fee</b>	Where you may require help with your financial difficulties we may arrange for a Field representative to visit you to discuss possible solutions.	<b>Up to £120</b>
<b>Preparation of Solicitors Pack for Possession</b>	This fee is charged when your account is passed to our Solicitors for Possession proceedings.	<b>£60</b>
<b>Preparation of Solicitors Pack for Receivers of Rent or Power of Sale</b>	This fee is charged when your account is passed to our Solicitors for Receiver of Rent appointment or Power of Sale action.	<b>£20</b>
<b>Possession Fee</b>	This fee is charged for the administrative costs incurred in dealing with a repossessed property until it is sold. This is charged at the point of repossession.	<b>£100</b>

Details of other arrears and litigation related costs and charges will be communicated to you if your account falls into arrears and before litigation commences. **If you're struggling with your mortgage payments please speak to us on 03330 148 048.**

<b>Ending your mortgage term</b>		
<b>Early Repayment Charge</b> (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends. The fee will be a percentage of either your remaining balance or original loan amount. Please see your mortgage offer for further details.	Varies by product. Please see your mortgage offer
<b>Porting Fee</b>	We will charge this fee when considering an application to port your mortgage to another property. This is not refundable and the application is subject to our lending criteria at the time you wish to exercise the porting option. If your mortgage is portable it will be specified in your original mortgage Terms and Conditions. Please check your original mortgage Terms & Conditions prior to application.	<b>£140</b>
<b>Mortgage Exit Fee</b> (at chl mortgages we call this a MEAF: Mortgage Exit Administration Fee)	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> <li>You repay your mortgage with us;</li> <li>We have to release our charge;</li> <li>Your mortgage term comes to an end;</li> <li>You transfer the loan to another lender; or</li> <li>Transfer borrowing from one property to another.</li> </ul> <p>You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p>	<b>Maximum payable is £90</b> where this fee applies. This will vary depending on when you took out your mortgage.
<b>Administration fee for Release of Charge</b>	We will charge this in the redemption of your mortgage account (Northern Irish properties and Scottish properties only)	<b>Up to £190</b>

We reserve the right to add items to the tariff or change the amount of any fee in the circumstances described in the terms and conditions of your mortgage. Where fees are debited to the mortgage account, interest may be charged on a daily basis from the date they are debited. You may avoid such interest by calling us to make the full payment prior to it being debited to the mortgage account. We are not currently accepting new mortgage applications. All fees are inclusive of VAT where applicable and, where we are charged VAT by third parties, we will pass this cost onto you.



## YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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