

Tariff of Mortgage Charges

Valid from 1st April 2024



At CHL Mortgages we want our fees and charges to be transparent and easy to understand. Our tariff of charges fully reflects good practice principles and 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? ▼
Before your first monthly payment		Including VAT
These are the fees and charges you may have to pay before we transfer your mortgage funds.		
Funds Transfer Fee (We call this a Telegraphic Transfer Fee)	Electronically transferring the mortgage funds to you or your solicitor.	£25
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. 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
Application Fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	£150
Product Fee (We call this an Arrangement 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.	Product specific, please refer to the Product Guide
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 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.	Variable depending on the purchase price or remortgage estimated valuation
Re-inspection Fee	A re-valuation may be required where the valuation expires and needs to be updated and similarly where the valuer advises works are required to make the property lettable prior to completion.	Variable depending on the purchase price or remortgage estimated valuation
Revised Mortgage Offer Fee	Charged to cover the costs involved with assessing and processing your request to revise/reissue the mortgage offer.	£150
If extra documentation and/or services beyond the standard management of your account are required		
Request for Legal Documentation Fee	Any original documents relating to your mortgage, e.g. title deeds that you request.	£35
Duplicate or Interim Statement Fee	Charged for requesting a copy of a previous mortgage statement or an interim statement of your account.	£5
Failure to Maintain Building Insurance Fee	We charge this fee if we believe you have not maintained buildings insurance on the mortgaged property. You must do this under the Terms and Conditions of your mortgage. The fee covers our administration costs for putting in place lenders only insurance. The cost of the policy is separate and we will tell you what this is if we need to put it in place	£30
Occupancy Check Fee	If we have to undertake investigations to check occupancy of the property.	Up to £172.40
Tracing Agents Fee	You may have to pay this fee if you haven't given us updated contact details and we are unable to reach you. This fee covers the cost of locating you and making contact.	Up to £96
Accounts Annual Audit Fee	This fee only applies to Limited company loans. It covers the cost of producing an annual audit.	£15
Recording of Property Notice Fee	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	£65
If you change your mortgage		
NB If you change to a new mortgage product, the 'before your first monthly payment' fees 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 on a fixed rate). 	Varies by product. Please see your mortgage offer.
Change of Term Fee	Extending or reducing the remaining term of your mortgage.	£95
Change of Repayment Method Fee	Transferring all or part of your mortgage from an interest-only basis to a repayment basis.	£55
Partial Release of Property Fee (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.	£100
Change of Parties Fee	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.	£130
Removal of Customer as Proprietor Fee	Payable where we are asked to remove a customer as a proprietor. Additional legal fees may apply.	£95
Consent to Let Fee	You'll pay this to let your property if you don't have a buy to let mortgage. We will charge this fee for each agreement we make. You may also need to pay extra legal fees.	£80
Consent to Reside Fee	If you have a buy to let mortgage but need to live in the property for a temporary period, we'll charge this fee for a Consent to Reside agreement.	£80

NAME OF CHARGE ▼	WHAT IS THE CHARGE FOR? ▼	HOW MUCH IS THE CHARGE? ▼
If you change your mortgage (Continued)		
		Including VAT
Giving you a Reference Fee (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.	£25
Request for Consent to a Second Charge Fee	You'll need to pay this fee for us to consider giving our consent for a Second Charge.	£60
Consent to Commercial Lease Fee	Chargeable if an existing lease is to be renewed or amended. Additional legal fees may apply.	£115
Debenture Waiver Fee	Payable to issue a Debenture Holder's Waiver letter, applicable to limited companies only.	£20
Deeds of Substitution/ Variation/Easement Fee	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.	£95
Letter of Non-Crystallisation Fee	This fee only applies to Limited Company loans. We charge this fee to provide a letter of non-crystallisation.	£20
Approval of Non-Standard Tenancy Agreement Fee	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).	£60
Overpayments Fee	Any overpayments you make will be used to reduce overdue payments, fees, or the mortgage balance. We will not allow credit to build-up unless we agree this with you. Any flexible features of your mortgage remain in place. We will charge an Early Repayment Charge if you make regular or lump sum overpayments that total more than your mortgage rules allow.	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.

Unpaid/Returned Direct Debit or Cheque Fee	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	£20
Arrears Fee	We may charge you a monthly fee if you have overdue payments for one month or more and do not have an agreed payment arrangement in place.	£35
Action to Prevent Forfeiture of the Lease Fee	We charge this fee when we take action to stop the forfeiture of the lease. This includes when you have failed to pay Ground Rent and Service Charges for the property.	£75
Property Assessment Fee	We charge this fee when a representative visits your property to carry out an assessment.	Up to £180
Customer Visit Fee	We may charge this fee if we arrange for a Field Representative to visit you to discuss your financial difficulties.	Up to £144
Preparation of Solicitors Pack for Possession Fee	This fee is charged if we pass your account to our Solicitors for Possession proceedings.	£30
Preparation of Solicitors Pack for Receivers of Rent or Power of Sale Fee	This fee is charged if we pass your account to our Solicitors for Receiver of Rent appointment or Power of Sale action.	£20
Possession Fee	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.	£95

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.**

Ending your mortgage term

Early Repayment Charge (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
Porting Fee	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.	£150
Mortgage Exit Fee (We call this a MEAF: Mortgage Exit Administration Fee)	You may have to pay this if: <ul style="list-style-type: none"> You repay your mortgage with us; We have to release our charge; Your mortgage term comes to an end; You transfer the loan to another lender; or Transfer borrowing from one property to another. <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>	Maximum payable is £90 where this fee applies. This will vary depending on when you took out your mortgage.
Administration Fee for Release of Charge	We will charge this in the redemption of your mortgage account (Northern Irish properties and Scottish properties only)	Up to £190

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.

YOUR PROPERTY MAY BE REPOSSESSED OR A RECEIVER OF RENT APPOINTED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR BUY-TO-LET MORTGAGE



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