

Residential mortgage fees and charges

Effective from 1 January 2010

This is a list of charges which may arise in the processing and administration of your mortgage. Each year we will ensure that you are sent a copy.

New mortgage applications

- ◆ Standard valuation fees

Property value	Fee	Property value	Fee	Property value	Fee
up to £75,000	£100	£350,001 to £400,000	£275	£900,001 to £1,000,000	£750
£75,001 to £100,000	£125	£400,001 to £450,000	£300	£1,000,001 to £1,500,000	£1,000
£100,001 to £150,000	£150	£450,001 to £500,000	£325	£1,500,001 to £2,000,000	£1,200
£150,001 to £200,000	£175	£500,001 to £600,000	£460	£2,000,001 to £2,500,000	£1,500
£200,001 to £250,000	£200	£600,001 to £700,000	£560	£2,500,001 to £3,000,000	£1,900
£250,001 to £300,000	£225	£700,001 to £800,000	£625	over £3,000,000	by negotiation
£300,001 to £350,000	£250	£800,001 to £900,000	£685		

- ◆ Administration fee £60
- ◆ CHAPS (bank transfer fee) £25
- ◆ Booking fee refer to the interest rates sheet

If your mortgage application does not proceed, we are unable to refund any fee(s) if the expense has already been incurred by the Society in processing your application.

Higher fees may apply on commercial and buy-to-let mortgages. For details please contact the Commercial Lending Team on 01634 835749.

Applications for additional borrowing

- ◆ Further Advance application fee – 1% of the advance (subject to a minimum of £60 and a maximum of £150) £115
- ◆ Deed of Postponement (plus disbursements* if applicable) (required if you have a second charge on the property) £115
- ◆ Revaluation and reinspection fee £75
- ◆ CHAPS fee/Bank transfer fee (if you want the additional funds sent quickly to a 3rd party) £25
- ◆ If a form of consent and undertaking is required, there may be a solicitor fee payable – for an idea of likely costs, please consult your solicitor

Change to circumstances †

- ◆ Transfer of equity (including deeds release fee) £250
- ◆ Second charge, reference or other questionnaire £95
- ◆ Letting arrangement (includes approval of leases and tenancy agreements on residential properties by Society's legal department †) £150
- ◆ Policy query, surrender or release £60

Deeds related charges

- ◆ Sealing fee £85
- ◆ Deeds production/copying/release/other queries £85
- ◆ Approval of legal/other documents including sealing fee £250 max. (by Society's legal department †)

Arrears

- ◆ Application for Warrant of Possession (plus disbursements*) £100
- ◆ Possession proceedings (plus disbursements*) £425
- ◆ Possession administration fee £250
- ◆ Sale of property in possession conveyancing charges – 1% of the sale price (subject to a minimum of £495, £595 for a shared ownership/shared equity property – plus disbursements*)
- ◆ Mortgage arrears/counselling visit £100
- ◆ Arrears/litigation letters/telephone calls £25 per item (maximum £50 per month)

Miscellaneous

- ◆ Standing order, direct debit or cheque returned by bank £25
- ◆ Administration fee on redemption (includes sealing fee) £150
- ◆ Early repayment charges (refer to the interest rates sheet)
- ◆ Payments under lease (e.g. rent arrears) £50 per item
- ◆ Registration of second/subsequent charge £25
- ◆ Non standard enquiries (including interim or duplicate mortgage statement) £25
- ◆ Subject access request under the Data Protection Act £10
- ◆ 2nd/subsequent redemption statement requests £25

† If it is necessary for external solicitors to be instructed additional fees may be applicable.

* Disbursements = payments made to 3rd parties and/or costs/expenses incurred by the Society (e.g. court, search fees etc).

Fees are inclusive of VAT at the prevailing rate. Where appropriate, refund/waiver of fees is made at the discretion of the Society.

All loans subject to availability, security and status and are available to those aged 18 or over unless otherwise stated.

Written quotations available on request. Mortgage Payment Protection Insurance may be required and a Higher Lending Charge may be payable.

For customer service and training purposes calls to Kent Reliance may be monitored and/or recorded.

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

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