

Tariff of Mortgage Charges

Bridging finance

CHL
Mortgages.

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? (Including VAT)
Before your first monthly payment 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	Photocopies of deeds / documents – If you require copies of your title deeds or other legal documentation we will charge for sending these to you.	£10
Request for Contract Variation	We charge this fee if you ask us to make a variation to your mortgage contract. This will be charged when you make your request, even if we do not agree to the variation you have requested.	£105

If you change your mortgage

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

Change of Term Fee	Extending or reducing the remaining term of your mortgage.	£65
Change of Repayment Fee	Transferring all or part of your mortgage from a repayment to an interest-only basis or vice versa.	£65
Partial Release of Property Fee	Payable if you want to remove part of the property of land from the mortgage. It covers administration costs, including sealing relevant legal deed and issuing letters of consent.	£80
Change of Parties Administration Fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£95
Giving you a Reference	Charged is 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.	£10
Postponement of Charges Fee	Where you apply for additional borrowing and an existing charge registered against your property requires postponement to that borrowing.	£40
Improvement Grant/Repair Application Fee	Providing information to a Local Authority in connection with works to improve or repair your property.	£10
Second or Subsequent Charge Questionnaire Including Consent Fee	If you decide to borrow from another lender who requires a charge over your property, this covers the cost of completing the questionnaire and considering consent to register the charge.	£30
Unpaid Ground Rent/Service Charge Fee	If you have a leasehold or freehold property and we have to deal with outstanding ground rent, service charge or other arrears. If the arrears remain unpaid we may decide to pay them adding the amount to your mortgage or loan account.	£55

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.	£6.50
Arrears 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.	£52

Arrears Letter Fee	There is no charge for initial letters, but if we have been unable to contact you and have to write to you again, this charge may be applied.	£10
Telephone Call Fee	There is no charge for initial calls but if we have to call you in relation to broken arrangement or failing to reply to letters, this charge may be applied.	£10
Third Party Associate Appointment Fee	Administration costs for arranging for an external associate to visit you at home where either there has been no contact or at your request. The external associate's costs are payable in addition to this charge.	£20
Field Agent Occupancy Check	If we have to undertake investigations to check occupancy of the property.	Up to £120
Field Agent Visit	The cost of a field agent to visit the property to discuss your account and the options available to you, for example, if your mortgage account is in arrears	Up to £144
Third Party Costs	Additional costs we incur when we appoint third parties to carry out certain activities. These costs may include, for example, solicitor's costs, receiver's costs, court fees or asset management costs relating to the repossession and sale of the property.	These fees vary depending on your circumstances.
Formal Demand or Default Notice Fee	To notify you of our intention to instruct solicitors to start legal action if arrears are not cleared or a suitable arrangement agreed.	£20
Commencement of Proceedings Fee	If we instruct solicitors to start legal action to repossess your property.	£70
Adjournment of Court Hearing Fee	The cancellation of a hearing when a date has already been set by the court.	£25
Enforcing Possession Order Fee	Instructing solicitors to apply to the courts for an eviction date.	£35
Cancellation of Eviction Fee	The cancellation of an eviction when a date has already been set by the court.	£25
Obtaining Possession Fee	Arranging agents to take possession of the property and all administration whilst the property remains in possession. This fee does not cover charges made by third parties e.g. estate agents.	£110
Appointment of Receiver Fee	Instructing a receiver to manage and administer your property. The receiver's costs are also payable in addition to this fee.	£195
Arrears Statement Fee	Producing an additional arrears statement.	£5
Portfolio Management Fee	When either an individual case or portfolio of properties need in depth investigation and case management.	£40
Tracing Customers Fee	If we have to undertake investigations to locate you in the event of no contact. This fee does not cover charges made by third parties if we have to instruct them.	£10

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 01252 365 888.**

Ending your mortgage term**Mortgage Exit Fee**

(We call this a
MEAF: Mortgage Exit
Administration Fee)

You may have to pay this if:

- 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.

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.

£105

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 MORTGAGE.