



Tariff of Charges

This document sets out the charges which apply to your mortgage with Legal & General Home Finance Limited. We will only vary or add to these charges for a reason set out in your Residential Mortgage Terms and Conditions and if we do so, we will give you advance notice in accordance with those terms. The Tariff of Charges will be provided to you at least once a year.



1. Fees for taking out your mortgage

These are the fees that you may pay before your mortgage completes (ie. before we transfer your mortgage funds) and before your first monthly payment.

The standard fees and charges that you may need to pay when taking out your mortgage, are set out below. In some instances, the actual fee may be less than shown here. Please note that you may incur additional costs in taking out your mortgage, such as fees payable to your mortgage adviser.

Name of fee	What is this charge for?	How much is the charge?
Product Fee	<p>You will need to pay a fee which contributes towards the cost of setting up your mortgage.</p> <p>This fee is payable either when you apply for your mortgage or you can choose to add this fee to your mortgage.</p> <p>This fee is refundable if your mortgage does not complete.</p> <p>If you choose to add this fee to your mortgage it will increase the amount you owe and you will pay interest on it at the same rate as your borrowing.</p>	<p>£0-£599</p> <p>Please refer to your Mortgage Offer, which sets out the exact fee you will pay.</p>
Valuation Fee	<p>You will need to pay a valuation fee which contributes towards the cost of valuing the property. This fee is payable at the time you submit your application to us for your mortgage. This fee will be refunded if you cancel the valuation, giving sufficient notice. However, this fee is otherwise not refundable, even if your mortgage does not complete.</p> <p>When you take out a mortgage or additional borrowing, the amount of the fee is based on your estimate of the property value and is payable when you apply for a mortgage.</p> <p>We will instruct an independent valuer to tell us if your property meets our lending criteria and to provide a valuation so we can calculate how much you can borrow. If such valuation is different to the valuation upon which the valuation fee was calculated and paid, we will charge you the difference between the fee paid and that which is calculated in accordance with independent valuation, following that valuation.</p> <p>A reinspection fee will be required if your mortgage is released in stages and you're using it to renovate your home. This covers the new valuation we need to do after work is carried out.</p>	<p>The table below explains the fees you will have to pay, based on the value of your property.</p>
Legal Fees	<p>You'll normally instruct a solicitor to act on your behalf in connection with your transaction. You may be required to pay legal fees and costs as part of their work on your behalf.</p> <p>These fees/costs are normally charged by the solicitor directly to you, unless we tell you that we'll contribute to the legal costs as part of your product deal which would be contained in your Mortgage Offer.</p>	<p>Your solicitor will confirm these costs to you</p>
Debt Consolidation Fee	<p>The Debt Consolidation Fee is applicable for each debt repaid by our solicitor if you are consolidating as part of your mortgage. This fee will be charged by our solicitors directly to you.</p>	<p>£30</p>
Telegraphic Transfer Fee	<p>The Telegraphic Transfer Fee covers the cost of transferring the mortgage funds to you or your conveyancer.</p> <p>This fee is payable either when you apply for your mortgage or you can choose to add this fee to your mortgage.</p> <p>This fee is refundable if your mortgage does not complete.</p> <p>If you choose to add this fee to your mortgage it will increase the amount you owe and you will pay interest on it at the same rate as your borrowing.</p>	<p>£30</p>

2. Valuation fee scale

When our products do charge a valuation fee and for additional borrowing, this is the scale that we use. All valuations are carried out by independent surveyors and are valid for six months. The property valuation fees depend on the estimated value of your property. Our current charging scale (including VAT):

Not exceeding £100,000 – £123	Not exceeding £500,000 – £393	Not exceeding £1,500,000 – £1,011
Not exceeding £150,000 – £169	Not exceeding £600,000 – £465	Not exceeding £2,000,000 – £1,318
Not exceeding £200,000 – £199	Not exceeding £700,000 – £567	Not exceeding £2,500,000 – £1,624
Not exceeding £250,000 – £230	Not exceeding £800,000 – £633	Not exceeding £3,000,000 – £2,033
Not exceeding £300,000 – £271	Not exceeding £900,000 – £695	Not exceeding £3,500,000 – £2,165
Not exceeding £400,000 – £322	Not exceeding £1,000,000 – £761	Not exceeding £4,000,000 – £2,426

Valuations for properties over £4,000,000 to be referred

3. Fees during your mortgage

There are other standard fees and charges which may apply through the duration of your mortgage. These reflect our reasonable costs for administering your mortgage. Unless it is not reasonable for us to do so, we will tell you before taking any action which incurs a charge. We will also give you advance notice if we intend to vary or add a new charge, in accordance with our Residential Mortgage Terms and Conditions.

Name of fee	What is this charge for?	How much is the charge?
Property transfer	Charged when you apply to transfer your mortgage to a new property. You will also have to pay for a valuation of the new property and any legal fees that you may incur.	£585
Additional borrowing	Charged when you apply for additional borrowing on top of your existing mortgage. You will also have to pay for an up to date valuation on your property. You may also need to pay a separate fee to your financial adviser.	£125
Equity transfer/ change in ownership	Charged when you apply to add or remove someone to your existing mortgage. You will also have to pay for any legal fees you incur and may have to pay for your property to be revalued and a separate fee to your financial adviser.	£475
Change affecting legal title	Charged when there is a change affecting the legal title to your property such as creation of easements. There may be additional costs for an up to date valuation and legal fees for yourself and our legal adviser, if applicable.	£110
Release of part security	Charged when you request us to release any part of the mortgage security. There will be an additional cost of an up to date valuation and legal fees for yourself and our legal adviser, if applicable.	£130
Occupancy visit	Charged when we consider a visit necessary to establish the condition of the property and validate occupancy. This may be required in instances when we don't receive the signed Occupation Confirmation letter or returned mail.	£120
Closing administration	This is charged when the mortgage is repaid in full. This can be payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the mortgage to another lender or another property (known as 'redemption'). 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.	£125
Other costs	We may apply other charges in relation to the operation and administration of the mortgage. This will include, for example, where you ask us to provide a document or a service in connection with the mortgage, whether to you or anyone else. We may reasonably incur charges in order to safeguard our security, which you must repay to us. This includes charges we reasonably incur because you fail to fulfil an obligation you have under the mortgage. Where you fail to fulfil an obligation under the mortgage and we incur charges as a result, we will reasonably calculate any charges (in respect of our mortgage lending activities as a whole) payable by you.	We will inform you of the charge before it is incurred.
Unpaid ground rent	Charged to cover administration costs relating to unpaid ground rent, service charges or fees of a similar nature. This may be added to your mortgage balance and charged interest as outlined in your Terms and Conditions.	£95

Note:

- These charges include VAT at the prevailing rates unless stated otherwise.
- We review our charges and may change them if required.

4. Repaying your mortgage – Early Repayment Charge

Your mortgage is designed to be repaid when you (or if joint borrowers, both of you) have died or leave your home to move into long term care. If you repay your mortgage at any time before that, you may have to pay an Early Repayment Charge.

This charge is to recover costs that we or our funding providers incur when setting up your mortgage, any transactions costs incurred in reinvesting the money or due to changes in long term interest rates. Please see your European Standardised Information Sheet (ESIS) or Mortgage Offer for more information on the Early Repayment Charge. These explain when an Early Repayment Charge applies and the amount you will pay within specified periods. Your Annual Mortgage Statement will also tell you how much you would need to pay in Early Repayment Charges, if you were to repay your mortgage at that time. Should you decide to repay the mortgage early, please contact Legal & General Home Finance Limited to ascertain the exact amount of the Early Repayment Charge at that time.

For further information telephone us on **03330 048444**
between 8.30am and 5.30pm Monday to Friday. Call charges will vary.
Calls may be monitored and recorded.

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