

## General notes

- Any fees incurred which are charged to your mortgage account will be added on the 1st day of the following month, with the exception of legal fees. If the fee remains unpaid by the last day of the month, interest will be charged.
- All fees can be paid by cheque or debit card.
- We reserve the right to introduce, vary, amend or withdraw fees from time to time.
- We'll send you a tariff each year and if there are any changes throughout the year, we'll re-issue a copy to you.
- All fees are inclusive of VAT.

This document is available in large print. Please call 01282 440500\* or email [mortgages@themarsden.co.uk](mailto:mortgages@themarsden.co.uk) and we'll be happy to send you a copy.

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

Marsden Building Society is a member of the Building Societies Association. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, under registration number 206050. Principal Office, 6-20 Russell Street, Nelson, Lancashire BB9 7NJ. \*Calls will be recorded and may be monitored. FP195723



## Tariff of Charges

### For various services related to your mortgage.

Effective from 01 January 2025.

| When you'll pay this charge   | Name of charge                   | What the charge is for  | Cost     |
|---|----------------------------------|---|----------|
| Before your first monthly payment<br><br>(These are the fees and charges you may have to pay before we transfer your mortgage funds.) | Booking fee                      | To reserve a mortgage product. It's payable on application and non-refundable.  | Variable |
|   | Arrangement fee                  | To cover the cost of setting up your mortgage. It's payable when your application's approved and refunded if your mortgage doesn't complete.  | Variable |
|   | Valuation fee                    | To cover the cost of a basic valuation. This charge is non-refundable.  | Variable |
|   | Additional borrowing fee         | To cover the cost of setting up additional borrowing.   | £60      |
|   | Legal fees                       | You'll normally instruct a solicitor/licensed conveyancer to act on your behalf, and you may need to pay legal fees/costs. Your solicitor/licensed conveyancer will normally charge you directly, unless we're contributing to the legal costs as part of your product terms, or we can complete the legal work related to your additional borrowing transaction, in which case the fee is payable to us. | Variable |
|   | Higher Lending Charge (HLC)      | Payable when you borrow more than 80% of the property's value. It's used to purchase an insurance policy to protect us against a potential loss if you default on your mortgage.  | Variable |
|   | Re-offer fee                     | To re-issue a mortgage offer.   | £75      |
|   | Re-inspection fee                | To cover the cost of a re-inspection of your property.  | £95      |
| If you ask us for extra documentation and/or services beyond the standard management of your account                                  | Telegraphic transfer fee (CHAPS) | When your mortgage completes and funds are electronically transferred to your legal representative's bank account.  | £25      |
|   | Interim statement fee            | To cover the cost of producing each interim mortgage statement.   | £15      |
|   | Deeds enquiry/ photocopying      | To cover the cost of re-producing and dispatching the documents requested. A Land Registry search may be required.  | £30      |

| When you'll pay this charge       | Name of charge   | What the charge is for   | Cost     |
|-----------------------------------|--|--|----------|
| If you change your mortgage       | Consent fee  | To cover the cost of consideration of consenting to the registration of a second charge, or providing consent to the granting of a lease. For example, in relation to the installation of solar panels.  | £35      |
|                                   | Change of term fee   | To cover the cost of extending or reducing the remaining term of your mortgage.  | £50      |
|                                   | Transfer of equity arrangement fee   | To cover the cost of removing or adding a party to the mortgage. There will also be additional costs to pay to your own Solicitor for this transaction.  | £299     |
|                                   | Porting arrangement fee  | To cover the cost of moving your mortgage to a new property. It's payable on application and non-refundable. There will also be additional costs to pay to your own Solicitor for this transaction.  | £199     |
|                                   | Change of repayment method fee   | To cover the cost of transferring all, or part, of your mortgage to a different repayment method.  | £50      |
|                                   | Let property fee*  | To cover the cost of amending and subsequent administration of a let property.   | £100     |
|                                   | Property let interest rate adjustment*   | The interest rate charged (over your existing product rate) will be dependent on the risk profile of the account.  | Up to 2% |
|                                   | Giving you a reference/historical information  | To cover the cost of providing the information requested if another lender asks us for a mortgage reference, for example, how you've managed your mortgage account with us. We'll only supply this information if you've given us permission to do so. | £50      |
|                                   | Payment of unpaid ground rent/ services charges  | To cover the cost of dealing with unpaid ground rent and service charges for leasehold properties to protect our security. The fee will be added to your account together with the amount of unpaid ground rent and service charges.                   | £35      |
|                                   | Re-valuation fee   | To cover the cost of a re-valuation of your property.  | £125     |
| Refund of mortgage payment        | To cover the cost of refunding any overpayments made to your account.                    | £15  |          |
| Release of part mortgage security | To cover the cost of sealing and discharging the deed and any subsequent administration. | £50  |          |

| When you'll pay this charge           | Name of charge  | What the charge is for  | Cost       |
|---------------------------------------|---|---|------------|
| If you're unable to pay your mortgage | Unpaid/returned direct debit or cheque  | To cover the cost of a payment being returned by your bank and the subsequent administration.   | £10        |
|                                       | Third-party field agent appointments arranged, missed or cancelled  | Where the Society instructs a field agent, they will meet with you to understand your circumstances and to assist the Society in helping you resolve your difficulties. They can, for example, also check who is occupying the property if we have concerns the property is being let.                                      | Variable   |
|                                       | Possession fee  | To cover the additional costs and administration required while your property is in possession until sold. You'll also be liable for the payment of all fees for securing and selling your property, such as estate agents fees and solicitor's costs.  | £350       |
|                                       | Arrears administration: If you break the terms of your mortgage, we may take action to enforce them, and the costs incurred will be added to your mortgage account. The fees payable by you will depend on the nature and extent of the action that we decide to take. These could include the cost of insuring the property, any charges made by our field agents or managing agents for acting on our behalf, or appointing a Law of Property Act Receiver. |   |            |
| If you repay your mortgage            | Repeat redemption requests  | To cover the cost of producing repeat redemption statements either to you, your legal representative or new lender. Two redemption statements will be provided free of charge each year (on a 12-month rolling basis).  | £25        |
|                                       | Early redemption charge   | Your mortgage can be repaid in full at any time, however, early redemption charges may apply. You may also have to pay this charge if you overpay more than your product terms and conditions allows.   | Variable   |
|                                       | Closure fee   | To cover the cost of sealing and dispatching documents and title deeds to your legal representative, and any subsequent administration. You may be charged a separate fee by your solicitor or licensed/qualified conveyancer for their work relating to the redemption of your mortgage and the discharge of the security. | Up to £150 |
|                                       | Dispatch title deeds  | To cover the cost of dispatching deeds to your legal representative.  | £30        |
|                                       |   |   |            |

\*Charged in relation to authorised and unauthorised tenancies.