

# Tariff of Mortgage Charges.

TSB is closely involved in the mortgage industry's initiative with UK Finance and Which? to make our fees and charges easy for you to understand.

Our tariff of charges fully reflects the initiative's good practice principles. 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 (below). This means we don't charge you these fees.

Our charges can change from time to time. If they do we'll let you know in advance before any charges become payable.

## Before your first monthly payment.

These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of charge	What this charge is for	How much is the charge?																																				
<b>Legal fee</b>	You'll 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.	These fees/costs are charged by the solicitor, directly to you.																																				
<b>Product fee</b>	This is charged on some mortgages as part of the deal. It can be paid upfront or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the interest rate on your main loan account. It might be a flat fee, or a percentage of the loan amount. At TSB <ul style="list-style-type: none"> <li>• This fee will be refunded if your mortgage application fails or you withdraw it.</li> <li>• We provide a range of options, including mortgages that don't have product fees.</li> </ul>	Maximum is £1,995 For more information please visit <a href="http://tsb.co.uk/mortgages">tsb.co.uk/mortgages</a> and select your type of mortgage.																																				
<b>Valuation fee</b> <i>At TSB we call this a level one mortgage valuation report (a report on the property's condition and market value). Different valuation fees may apply for buy-to-let mortgages. Details will be in your mortgage illustration.</i>	The lender's valuation report, which is used to calculate how much they 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.	The amount we charge depends on your property value: <table border="1"> <thead> <tr> <th>Property value</th> <th>Fee</th> </tr> </thead> <tbody> <tr><td>Up to £25,000</td><td>£94</td></tr> <tr><td>£25,001–£50,000</td><td>£94</td></tr> <tr><td>£50,001–£100,000</td><td>£127</td></tr> <tr><td>£100,001–£150,000</td><td>£154</td></tr> <tr><td>£150,001–£200,000</td><td>£181</td></tr> <tr><td>£200,001–£250,000</td><td>£226</td></tr> <tr><td>£250,001–£350,000</td><td>£274</td></tr> <tr><td>£350,001–£450,000</td><td>£318</td></tr> <tr><td>£450,001–£550,000</td><td>£358</td></tr> <tr><td>£550,001–£650,000</td><td>£396</td></tr> <tr><td>£650,001–£750,000</td><td>£432</td></tr> <tr><td>£750,001–£850,000</td><td>£457</td></tr> <tr><td>£850,001–£1,000,000</td><td>£493</td></tr> <tr><td>£1,000,001–£1,250,000</td><td>£642</td></tr> <tr><td>£1,250,001–£1,500,000</td><td>£655</td></tr> <tr><td>£1,500,001–£1,750,000</td><td>£655</td></tr> <tr><td>£1,750,001–£2,000,000</td><td>£655</td></tr> </tbody> </table>	Property value	Fee	Up to £25,000	£94	£25,001–£50,000	£94	£50,001–£100,000	£127	£100,001–£150,000	£154	£150,001–£200,000	£181	£200,001–£250,000	£226	£250,001–£350,000	£274	£350,001–£450,000	£318	£450,001–£550,000	£358	£550,001–£650,000	£396	£650,001–£750,000	£432	£750,001–£850,000	£457	£850,001–£1,000,000	£493	£1,000,001–£1,250,000	£642	£1,250,001–£1,500,000	£655	£1,500,001–£1,750,000	£655	£1,750,001–£2,000,000	£655
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## If you change your mortgage.

Please note if you change to a new mortgage product, the fees under the section 'before your first monthly payment' may also apply at this stage.

Name of charge	What this charge is for	How much is the charge?
<b>Early repayment charge</b> <i>(changing your mortgage.)</i>	You may have to pay this if: <ul style="list-style-type: none"><li>• You overpay more than your mortgage terms allow;</li><li>• You switch mortgage product or lender during a special rate period (for example, while you're on a fixed or tracker interest rate).</li></ul>	The fee will be a percentage of the amount repaid. The percentage reduces during a special rate period becoming 0% at the end of the period. <i>For more information, please visit <a href="http://tsb.co.uk/mortgages">tsb.co.uk/mortgages</a> and select your type of mortgage.</i>
<b>Change of parties administration fee</b> <i>At TSB we call this the transfer of mortgaged property (or ownership of mortgaged property) charge.</i>	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£160
<b>Consent to let fee</b>	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage. <i>At TSB, our set period for a 'consent to let' agreement is 12 months. This means you'll have to pay the fee every 12 months.</i>	£225

## 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. There might be other related fees and charges which you may have to pay. These include fees for work by third parties on our behalf, such as solicitors and estate agents.

Name of charge	What this charge is for	How much is the charge?
<b>Solicitor instruction fee</b> <i>At TSB we call this the litigation management fee.</i>	If we instruct solicitors to commence action to repossess your property.	£125
<b>Repossession fee</b>	If we take the property back into our possession and look after the sale that follows.	£350

## Ending your mortgage term.

Name of charge	What this charge is for	How much is the charge?
<b>Early repayment charge</b> <i>(ending your mortgage.)</i>	You may be charged this if you repay your mortgage in full before the mortgage term ends.	The fee will be a percentage of the amount repaid. The percentage reduces during a special rate period becoming 0% at the end of the period. <i>For more information, please visit <a href="http://tsb.co.uk/mortgages">tsb.co.uk/mortgages</a> and select your type of mortgage.</i>

### Additional information for existing customers.

You may have to pay a closing administration charge if you entered into your mortgage before 1 August 2007. Details of this fee and when it applies are shown in your annual mortgage statement.

You may have to pay the outstanding amounts on other fees and charges that were applicable at the time you took out your mortgage or were payable at the time an event happened. For example, if you previously fell behind with payments. Outstanding fees are included in the total amount you owe and are shown in your annual mortgage statement.

If you'd like this in another format such as large print, Braille or audio please ask in branch.

If you have a hearing or speech impairment you can contact us using Text Relay or Textphone on **0345 835 3843** (lines open from 7am to 11pm, 7 days a week).

Calls may be monitored or recorded.

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