

**TARIFF OF
MORTGAGE
CHARGES**

1st April 2024

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Before Your Mortgage Commences

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

Name of charge	What the charge is for	Fee
Application Fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	Varies by product
Funds 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.	Fees vary depending on the solicitor
Product Fee	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 same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount. The actual fee varies by product and can be seen in your Mortgage Offer.	Varies by product
Further Advance Fee	Charged if you require a further advance on your existing mortgage.	Varies (minimum of £100)

Property Valuations

Valuations are carried out by Gateway Surveyors and are used to calculate how much we 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.

Name of charge	What the charge is for	Value up to (£)	Fee
Valuation Fee	Our valuation report, which is used to calculate how much we will lend you.	100,000	£160
		150,000	£200
	Fees are available on request for any property over £2,000,000	200,000	£230
		250,000	£250
	Valuation fees are inclusive of VAT.	300,000	£275
		400,000	£340
		500,000	£400
		600,000	£540
		700,000	£585
		800,000	£655
		900,000	£740
		1,000,000	£800
		1,250,000	£895
		1,500,000	£1,020
		1,750,000	£1,100
		2,000,000	£1,310

Property Valuations (continued)

Name of charge	What the charge is for	Fee
Desktop Valuation Fee	This valuation is done at a desk rather than having a person physically view and inspect the property and is only available with certain products	£95
Re-inspection Fee	If your mortgage is released in stages, this covers the new valuation we need to do after the work is carried out. A re-inspection may also be required where the valuation expires and needs to be updated. Fees may vary for different products.	Standard £95 Self-build £150

Property Valuations (Further Advances)

These valuation fees may be charged when you approach the Society to borrow additional funds. Please check with us as to whether a new valuation is required before applying

Name of charge	What the charge is for	Value up to (£)	Fee
Valuation Fee	Our valuation report, which is used to calculate how much we will lend you.	150,000	£95
		300,000	£120
	Valuation fees are inclusive of VAT.	500,000	£160
		500,000+	£225

Requesting Additional Documentation

If you ask us for additional documentation and/or services beyond the standard management of your account.

Name of charge	What the charge is for	Fee
Duplicate / Interim Mortgage Statement Fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£10
Legal Documentation Fee	Requesting any original documents relating to your mortgage (for example, title deeds).	£10
Certificate of Interest Paid Fee	Requesting a certificate of interest paid or a duplicate copy.	£15 (for each year)
Deed of Transfer Fee	This fee is charged to cover our costs for reviewing and approving the deed and any change to the terms of your mortgage. You will also be liable for solicitor's costs.	£100 plus solicitor's fee
Mortgage Questionnaire Fee	This fee covers our administrative costs for completing any mortgage questionnaire submitted by a second or subsequent lender.	£75
Consent Fee	This fee covers our administrative costs for agreeing consent requested by a second or subsequent lender.	£25

Making Changes To Your Mortgage

Please Note: If you change to a new mortgage product, some of the “Before Your Mortgage Commences” charges may also apply.

Name of charge	What the charge is for	Fee
Early Repayment Charge (ERC)	You may have to pay this if: • You overpay more than your mortgage terms allow • You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed interest rate) The actual fee varies by product and is detailed in the illustration.	Varies by product
Change of Guarantor Fee	Some mortgages have a guarantor or guarantors with a legal responsibility to cover your payment if you miss any instalments. This charge applies if you change a guarantor's details.	£130
Change of Term Fee	Extending or reducing the remaining term of your mortgage.	£150
Change of Repayment Method Fee	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£75
Partial Release of Property Fee	This is payable if you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£55
Change of Parties Fee	This is the administrative costs of adding or removing someone (a “party”) to or from the mortgage.	£140

Making Changes To Your Mortgage (continued)

Name of charge	What the charge is for	Fee
Consent to Let Fee	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 of time within your existing owner-occupier mortgage.	£125
Giving You a Reference Fee	This fee is charged if 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.	£25

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.

Name of charge	What the charge is for	Fee
Unpaid Cheque or Unpaid / Returned Direct Debit Fee	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	£12.50
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.	Refer to Lender

Ending Your Mortgage

These are the fees and charges you may have to pay when your mortgage comes to an end or if you move your mortgage to a different provider.

Name of charge	What the charge is for	Fee
Early Repayment Charge (ERC)	You may be charged this if you repay your mortgage in full before the mortgage term ends. The actual fee varies by product and is detailed in the illustration.	Varies by product
Mortgage Exit Fee	You may have to pay this if: • Your mortgage term comes to an end • You transfer the loan to another lender • You transfer borrowing from one property to another This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan 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.	£100
Closed / Redeemed Mortgage Statement Fee	You may be charged a separate fee for a final mortgage statement when your mortgage has been redeemed.	£25

Buckinghamshire Building Society is a member of:

The Building Societies Association

The Financial Services Compensation Scheme

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

For more information, please visit our website:

www.bucksbs.co.uk

or call us on **01494 879500**



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Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registration number 206022.