

Reliance Bank Mortgage Tariff

WHEN YOU WILL PAY THIS CHARGE		
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?
Account Fee	Creating and managing your mortgage account. This might also include closing your mortgage account when your mortgage ends. The product details for your mortgage will tell you if this is the case	£0
Legal Fees	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.	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.
Product 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.	Typically £995 however is dependent on your selected product. Details available on request
Valuation Fee	<p>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.</p> <p>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.</p> <p>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p>	The Fee is dependent on your property value, see the table on the following page.

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Basic Mortgage Valuation Costs	
Value not Exceeding £	£ Fee – Scale Including VAT
£100,000	£225
£150,000	£235
£200,000	£235
£300,000	£270
£350,000	£295
£400,000	£300
£500,000	£380
£600,000	£515
£700,000	£630
£800,000	£710
£900,000	£790
£1,000,000	£850
£1,200,000	£1,100
£1,400,000	£1,200
£1,600,000	£1,350
£1,800,000	£1,500
£2,000,000	£1,600

Homebuyers Report Valuation Costs	
Value not Exceeding £	£ Fee Scale including VAT for Combined Homebuyers Report & Mortgage Valuation
£100,000	£375
£150,000	£425
£200,000	£475
£300,000	£550
£500,000	£625
£600,000	£675
£700,000	£875
£800,000	£975
£900,000	£1,175
£1,000,000	£1,250

Before your first Monthly payment. These are the fees and charges you may have to pay before we transfer your mortgage funds.		
If you ask us for extra documentation and / or services beyond the standard management of your mortgage account		
Duplicate / interim mortgage statement	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	£0
Request for legal documentation fee	Any original documents relating to your mortgage e.g. title deeds, that you ask for.	£0

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Duplicate request for certificate of interest paid (for each year) fee	Requesting a copy of previously issued certificate of interest paid	£0
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<p>If you change your mortgage NB IF YOU CHANGE TO A NEW MORTGAGE PRODUCT, THE “BEFORE YOUR FIRST MONTHLY PAYMENT” FEES MAY ALSO APPLY AT THIS STAGE</p>		
Name of Charge	What this Charge is for	How much is the charge?
Early repayment charges (Changing your mortgage)	<p>You may have to pay this if:</p> <p>You overpay more than your mortgage terms allow;</p> <p>You switch mortgage product or lender during a special rate period (e.g. while you’re on a fixed rate or tracker interest rate)</p>	<p>You can overpay your mortgage by up to 10% on an annual basis without incurring a charge.</p> <p>If you overpay more than this then you will incur a fee which will typically be a percentage of the loan amount.</p> <p>Details available on request by calling 020 7398 5400 or by reference to the most recent mortgage offer for your current mortgage product.</p>
Change of Repayment method Fee	<p>Transferring all or part of your mortgage from a repayment to an interest-only basis (prior agreement must be sought) OR from Interest Only to Repayment method</p>	£0
Consent to Let fee	<p>If you want to let your property but don’t have a buy-to-let mortgage, you’ll pay this each “consent to let” agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.</p>	£50
Giving you a reference	<p>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.</p>	£0

If you are unable to pay your mortgage

These are the most common changes 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.

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Name of Charge	What this charge is for	How Much is the charge?
Unpaid / returned Direct Debit or Cheque	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	£0
Arrears Fee	<p>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.</p> <p>This covers charges in respect of your account if you fall behind with your payment</p>	We will charge you £10 to your account each month if it is one or more months in arrears to cover the costs of contacting you and reviewing your account. This fee will not be charged in months where there is an arrangement in place and maintained to repay the outstanding arrears balance.
Repossession Fee	Charged monthly from the point your property is repossessed to cover the administrative costs of our management of the process to secure, insure, market and sell the property. Any costs incurred from third parties to secure, insure, market and sell the property are not included within this fee	£50
Home Visit	Charged in relation to the costs of a representative visiting you at your home to discuss your financial situation and proposals to pay the outstanding arrears balance;	£50

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Ending your Mortgage term		
Name of Charge	What this charge is for	How much is the charge?
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	<p>You can overpay your mortgage by up to 10% on an annual basis without incurring a charge.</p> <p>If you overpay more than this then you will incur a fee which will typically be a percentage of the loan amount.</p> <p>Details available on request by calling 020 7398 5400 or by reference to the most recent mortgage offer for your current mortgage product.</p>

Other Fees		
Name of Charge	What this charge is for	How much is the charge?
Second Charge Request	Charged to cover the administrative costs involved with considering a request for our consent to the addition of a subsequent charge:	£50
Unpaid Ground Rent / Service Charge	If we receive notification that you have not paid your ground rent or service charges on the mortgaged property and we make a payment on your behalf;	£50
<p>You must also reimburse us for any unpaid ground rent or service charge we pay, and pay any associated administration charge we reasonably incur. You will also be required to pay Reliance Bank's Conveyancing fees in connection with the mortgage.</p>		

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