

Secure Trust Bank Mortgages *Tariff of Mortgage Charges*

Secure Trust Bank 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.

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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.

All fees listed are inclusive of VAT.

When you will pay this charge

Before your first monthly payment

These are 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?
Funds transfer fee	Electronically transferring the mortgage funds to your solicitor.	£20
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 and 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 the product deal. Your solicitor may also act on our behalf and you will be required to pay these costs. Where your solicitor does not act on our behalf, we will instruct our own solicitors and you will be required to pay these costs.	Variable
Product fee	This is charged on some mortgages as part of the deal. It can be paid up front or added to your 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.	Up to £1499
Valuation fee	The valuation report will be used by us to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission.	Variable

If you change your mortgage

Name of charge	What this charge is for	How much is the charge?
Early repayment administration charge	You may have to pay this if: <ul style="list-style-type: none">You overpay more than your mortgage terms allow.	£30
Partial release of property fee	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. There may be other legal costs involved, which you will be responsible for.	£100
Consent to let request Fee (At Secure Trust Bank we call this the Letting of Property Fee)	If you want to let your property but don't have a buy to let mortgage, you'll pay this for each request for a consent to let agreement.	£80
Giving you a lenders reference	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.	£50
Valuation fee	Charged when a revaluation of your property is required.	Variable

Second or subsequent questionnaire including consent fee	If you decide to borrow from another lender who requires a charge over your property, this covers the cost of us completing the questionnaire.	£50
Unpaid ground rent/ service charge fee	If you have a leasehold or freehold property and we have to deal with outstanding ground rent, service charge or other arrears. If the arrears remain unpaid we may decide to pay them adding the amount to your remaining balance.	£50

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 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 this charge is for	How much is the charge?
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 payment. At Secure Trust Bank, this fee will not be charged in months where there is an arrangement in place and maintained to repay the outstanding arrears balance or the contracted monthly instalment has been received.	£43
Legal fees	Charged if you do not keep up your mortgage repayments and we have to start legal proceedings to take repossession of your property. The legal fees will be on an individual basis and calculated according to the cost of the legal work undertaken. Any associated third party costs that are incurred as part of legal proceedings (litigation and repossession) will be charged to you also.	Variable
Valuation fees	If we have to take repossession of your property, it will be necessary to ensure that it is marketed at the correct market value when sold. The cost of any valuation will be charged to you.	Variable
Field agent instruction and visit fee	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.	£108

Ending your mortgage term

Mortgage exit fee	You may have to pay this if: <ul style="list-style-type: none"> Your mortgage term comes to an end You transfer the loan to another lender. 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 (known as redemption) for the administration of this service. 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.	£30
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full or in excess of your annual allowance during the period of any fixed rate, refer to your Offer for details of your annual allowance. Early repayment charges are deal specific and clearly detailed within your illustration and offer documentation.	Check your illustration or mortgage offer for details about your early repayment charge. Typically charges vary from 1%-5% of the mortgage balance.



Straightforward transparent banking

Get honest answers on **0330 303 3490** or visit us at securetrustbank.com/mortgages