

## Additional mortgage account services

continued

Item	Charge
<b>Second charge registration</b> (not available for flexible mortgages) If you take a second mortgage with another company then they will have to register their charge on the property with us.	£23.50
<b>Transfer of equity</b> If you wish to add or remove a party from your mortgage we will check that the mortgage payment can still be met by the remaining parties to the mortgage.	£170.00
<b>Let property (with prior agreement)</b> We will make a charge when you apply to let out your property.	
Application	£150.00
Approval of Tenancy Agreement	£100.00
<b>Release of property:</b> We will make a charge should you wish to release or substitute a property which forms part of our security.	£140.00
<b>Returned mail</b> We will make a charge if we have to trace your correspondence address.	£25.00
<b>Approval of legal documents</b> We will make a charge if required to approve legal documents, e.g. Deed of Variation.	£140.00

Interest will be charged on any fee that is added to the outstanding mortgage balance.

## Accounts in arrears

Item	Charge
Arrears letter	£30.00
Field Agent per visit (maximum three visits)	£100.00
Arrears statement for previous year	£10.00
Broken arrangements	£30.00
Litigation and repossession	Details on request

Interest is charged on all outstanding arrears at the rate of interest applicable to that account. For accounts in arrears, we reserve the right to remove the discount on a discounted rate.

## Early repayment charges

If you decide to repay all or part of your mortgage early, an early repayment charge may be payable. This charge is calculated as a percentage of that part of the loan which is redeemed. Any early repayment charge applicable will be explained when you apply for your mortgage and will be clearly shown on the Offer of Mortgage.

Item	Charge
<b>Redemption service:</b>	
Additional redemption statements	£25.00
One redemption statement per 12 month period is free of charge.	
Redemption administration charge (per property) ▼	
Residential loans	£145.00
Buy to Let loans	£145.00
(early repayment charges may also be payable)	

Interest will be charged on any fee that is added to the outstanding mortgage balance.

▼ There will be no redemption administration charge when the mortgage is repaid from a death claim payment.

Speak to your adviser today:

# Mortgage tariff guide

1 December 2011



THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society and is authorised and regulated by the Financial Services Authority under registration number 189623. Most buy-to-let mortgages are not regulated by the Financial Services Authority. Registered Office: Nationwide House, Pipers Way, Swindon, SN38 1NW. Registered in England. Company Registration Number 2222856.

Please note that for our mutual protection and to improve service standards, we may monitor and/or record telephone calls.

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## Application fees

When you apply for your mortgage we will arrange for a valuation to confirm if the property is a suitable security for the mortgage. For additional peace of mind we can also arrange a 'Homebuyer's' report if you choose. Valuation and Homebuyer fees are based on the purchase price of the property or, in the case of a remortgage, the estimated value. We will also be given a figure for insurance purposes by the valuer – even if you do not take buildings insurance with us, this is the minimum amount the property must be insured for. If you require a full structural survey, this can be arranged by us for an additional fee (details available on request).

A non refundable £150 application fee is included in the total amount payable to cover the costs of processing your application.

Purchase price or valuation (whichever is higher)	Standard valuation fee	Including Homebuyer's report
Up to £100,000	£365	£450
£100,001 – £150,000	£390	£535
£150,001 – £200,000	£430	£620
£200,001 – £300,000	£490	£720
£300,001 – £400,000	£555	£820
£400,001 – £500,000	£615	£930
£500,001 – £600,000	£695	£975
£600,001 – £700,000	£755	£1035
£700,001 – £800,000	£795	£1115
£800,001 – £900,000	£865	£1200
£900,001 – £1,000,000	£910	£1275
£1,000,001 – £1,250,000	£1125	By arrangement
£1,250,001 – £1,500,000	£1275	By arrangement
£1,500,001 – £1,750,000	£1475	By arrangement
£1,750,001 – £2,000,000	£1675	By arrangement
Over £2,000,000		By arrangement

When our valuer is unable to gain access to the property after making an appointment to inspect, an additional half scale fee will be charged.

### Re-valuation fee for further advances

50% of the valuation fee (excluding application fee), rounded down to the nearest pound.

### Re-inspection fee

£100 - includes £25 application fee.

### Transcribe fee (if applicable)

Transcribed valuations are not normally accepted, except in Scotland where no fee applies (with the exception of Light Refurbishment applications).

Conditions apply, telephone for further details.

£210 includes a non refundable £150 application fee.

If you would like a 'Homebuyer's' report simply tick the appropriate box on the mortgage application form and enclose payment for the correct amount.

Any of the above fees that are due must be paid when submitting an application.

## Specialist Security valuation fees

Houses in multiple occupation will require a Specialist Security valuation, including a non refundable £150 application fee.

Specialist Security valuation fees	
Purchase price or valuation (whichever is higher)	Standard valuation fee
Up to £200,000	£585
£200,001 - £300,000	£820
£300,001 - £400,000	£940
£400,001 - £500,000	£1,000
£500,001 - £600,000	£1,175
£600,001 - £700,000	£1,275
£700,001 - £800,000	£1,400
£800,001 - £900,000	£1,500
£900,001 - £1,000,000	£1,645
£1,000,001 - £1,250,000	£1,995
£1,250,001 - £1,500,000	£2,250
Over £1,500,000	By Arrangement

The total amount payable includes a non refundable £150 application fee.

Any of the above fees that are due must be paid when submitting an application.

## Arrangement fees

Some of our products have an arrangement fee, details of which are shown in our Product Guide and website, [www.tmwdirect.co.uk](http://www.tmwdirect.co.uk). If a fee is payable on the product you have chosen it can, if you wish, be added to the amount you borrow (subject to lending criteria).

Interest will be charged on any fee that is added to the outstanding mortgage balance.

## Pre-completion product switch fee

Product switches require our underwriters' prior approval.

A Pre-completion product switch fee of £350 will be payable if you wish to change your product before completion. Rates are applied to the security address.

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Item	Charge
<b>Advance made by electronic fund transfer</b>	£35.00
<b>Return of funds</b>	£100.00
<b>Mortgage building insurance (per property)</b> A one off charge to clients with buildings insurance not arranged through The Mortgage Works or its recommended Insurer(s).	£30.00
<b>Unpaid Ground Rent</b>	£100.00
<b>Copy of title documentation (per property) where the Title Deeds are held by The Mortgage Works</b>	£40.00
<b>Changes to mortgage terms</b> <i>Repayment method</i> †: For example, if you currently have an interest only mortgage and request to alter it to a repayment mortgage we will make a charge.	£85.00
<i>Term loan payable over</i> †: For example, if you wish to reduce or extend the term of the loan we will make a charge.	£80.00
<i>Involuntary transfer to a repayment mortgage</i> : If you have an interest only mortgage with us but you do not have a suitable repayment vehicle in place, we reserve the right to transfer your mortgage to a repayment mortgage and make a charge.	£85.00
<b>Mortgage references</b> If you apply to another lender for a mortgage and they apply to us for a reference, we make a charge for this.	£85.00 + VAT
<b>Accountants' enquiries</b>	£30.00 + VAT
<b>Second mortgage questionnaire</b> If you are considering taking out a second mortgage elsewhere the company you are applying to may want to check with us how you have conducted your existing mortgage. They will normally do this in the form of a questionnaire which we complete.	£80.00 + VAT
<b>Use of sole practitioners</b>	£50.00
<b>Solicitor/conveyancer fee</b> We will instruct our solicitors/conveyancers to oversee the transaction if the application is in a company name (fee applies per property).	£299 +VAT
<b>Projected mortgage statement</b>	£50.00
<b>Duplicate annual statement</b>	£20.00
<b>Duplicate interest paid certificate</b>	£20.00

Interest will be charged on any fee that is added to the outstanding mortgage balance.

† Not applicable to flexible mortgages.