

## Tariff of Mortgage Charges

The Co-operative Bank endeavours to make our fees and charges easy for you to understand.

Our tariff of charges reflects the document 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.

| When you will pay this charge   | Name of charge  | What this charge is for   | How much is the charge?  |
|---|---|---|--|
| <b>Before your first payment</b><br>These are the fees and charges you may pay before we complete your transaction and/or transfer your mortgage funds. | Legal fee   | You will normally instruct a solicitor to act on your behalf in connection with transactions such as a home purchase or transfer of equity. 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.   | Variable.  |
|   | Product fee<br>We may also call this 'Application fee' or 'Arrangement 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.  | Variable, where applicable this fee will be detailed in your Illustration and Offer documentation. |
|   | Valuation fee   | This is for 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. 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.   | Variable, where applicable this fee will be detailed in your Illustration and Offer documentation. |
| When you will pay this charge   | Name of charge  | What this charge is for   | How much is the charge?  |
| <b>If you ask us for extra documentation and/or services beyond the standard management of your account.</b>  | Duplicate/interim 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.   | £25  |
|   | Additional redemption statement fee   | Charged in any calendar year where additional redemption statements are requested by you or your solicitor. The first statement in any calendar year is free. This fee will be debited to your mortgage account and will incur additional interest. Alternatively, you can pay this fee upfront and this will not incur additional interest.  | £25  |
|   | Request for mortgage documentation fee                                      | Copies of any original documents relating to your mortgage, e.g. title deeds, property certificates, that you ask for.  | £25  |
|   | Unpaid ground rent fee/service charge arrears                               | If you have a leasehold property, and following receipt of a CCJ, we need to settle unpaid ground rent or service charges on your behalf, this charge will apply. The outstanding ground rent, service charge and fee will be debited to your mortgage account and these amounts will incur additional interest.  | £50  |
|   | Partial release of property fee (also known as 'Deed amendments')           | Payable if you want to remove part of the property or land from the mortgage. This fee covers the administration costs to amend the property or the title to the property and for sealing the relevant deed/issuing a letter of consent in respect of the variation. For example (this list is not exhaustive): Deed of Exchange, Deed of Variation (e.g. Variation of a lease), Deed of Grant (e.g. for rights of way), Deed of Easement, Local Authority Planning Agreement, Roof lease for solar panels. | £50  |

**Please call 08000 288 288\* (8am - 8pm Monday to Friday, 9am - 1pm Saturday) if you would like to receive this information in an alternative format such as large print, audio or Braille.**

The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (No.121885). The Co-operative Bank, Platform, smile and Britannia are trading names of The Co-operative Bank p.l.c., P.O. Box 101, 1 Balloon Street, Manchester M60 4EP. Registered in England and Wales No.990937. Credit facilities are provided by The Co-operative Bank p.l.c. and are subject to status and our lending policy. The Bank reserves the right to decline any application for an account or credit facility. The Co-operative Bank p.l.c. subscribes to the Standards of Lending Practice which are monitored by the Lending Standards Board.

\*Calls to 0800 and 0808 numbers are free from landlines and mobiles. Calls may be monitored or recorded for security and training purposes. Information correct as at 02/2022.



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| When you will pay this charge  | Name of charge  | What this charge is for  | How much is the charge?  |
|--|---|--|--|
| <b>If you change your mortgage</b><br>NB. If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage.  | Porting your mortgage product to a new property                               | This non-refundable fee is charged if you are moving home, have an existing mortgage with us and apply to transfer the mortgage product to your new property. It will only be possible to do this subject to the terms and conditions of your mortgage. This fee is payable on application.  | £199   |
|  | Early repayment charge (changing your mortgage)                               | 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 (e.g. while you're on a fixed or tracker interest rate).</li> </ul>   | Variable, where applicable this fee will be detailed in your Illustration and Offer documentation. |
|  | Revaluation of property fee   | Payable when a revaluation is required, for example for an additional lending request. This fee is collected before completion.  | £120   |
|  | Change of parties administration fee<br><br>We call this 'Transfer of Equity' | Our administrative costs of adding or removing someone (a 'party') from the mortgage.  | £160   |
|  | 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 within your existing owner occupier mortgage.   | £100<br><br>The interest rate you pay will also increase by 1%.                                    |
| When you will pay this charge  | Name of charge  | What this charge is for  | How much is the charge?  |
| <b>If you are unable to pay your mortgage</b><br>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). In addition to failing to keep up with your mortgage payments, a charge may also be payable where you are in breach of other conditions of your mortgage and fail to remedy such breach. Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances. You must also meet other additional costs we incur when we instruct third parties to act on our behalf. such as :<br>* Field Agent costs - a Field Agent is a third party who will make a visit to the property to discuss your financial circumstances on our behalf.<br>* Solicitors costs - individual to each case.<br>*Court Fees.<br>* Asset Manager costs - Asset Managers are third parties who will manage the marketing and sale of a repossessed property. | 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.   | £6   |
|  | Arrears fee<br><br>We call this 'Arrears charge'                              | 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.  | £12  |
|  | Referring account to solicitors   | In cases where you are in breach of your mortgage contract (including but not limited to non-payment of mortgage payments on your account), it may be necessary to pass the account to our solicitors. This fee is charged towards the management costs of preparing the documents that our solicitors need to start possession proceedings.   | £22  |
|  | Taking possession of your property  | This is a one-off fee to cover the administration costs involved in taking possession of a property.   | £190   |
|  | Field agent services  | If your account is in arrears, or you have reached the end of your mortgage term and have a balance remaining on your account and we are unable to make contact with you, we may have to send an agent to your home to help you resolve your situation. This fee covers the costs of the field agent's services and can vary depending on the amount of work required.   | Variable.  |
| When you will pay this charge  | Name of charge  | What this charge is for  | How much is the charge?  |
| <b>Ending your mortgage term</b>   | Early repayment charge (ending your mortgage)                                 | You may be charged this if you repay your mortgage in full before the mortgage term ends.  | Variable, where applicable this fee will be detailed in your Illustration and Offer documentation. |
|  | Title management fee  | This covers validating the registration of your title deeds with the Land Registry and ongoing management of title issues. It also covers the cost of retrieving and distributing your deeds/ stored documents from the storage facility, corresponding with all interested parties and overseeing their return. This fee is payable when your mortgage is redeemed.   | £50  |
|  | Mortgage exit fee   | You may have to pay this if: <ul style="list-style-type: none"> <li>• you redeem with more than three months of your current mortgage term remaining;</li> <li>• you transfer the loan to another lender; or</li> <li>• you transfer borrowing from one property to another.</li> </ul> This is payable 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. | £50  |

Note: This is the current Tariff of Mortgage Charges and is valid from 1 May 2019.