



**Shawbrook  
Bank**

**Tariff Of Mortgage Charges -  
Regulated Bridging Mortgage**

Last Updated 25/05/2018

SB\_P\_CM\_RegBridTariffOfCharges\_20180522\_4

# Tariff Of Mortgage Charges

## Regulated Bridging Mortgage

We want you to know when you may incur a fee for the administration of your mortgage.

These are the most common charges you may have to pay in relation to the administration of your mortgage. If you require a service not listed below there may be a charge payable. Any applicable charge will be confirmed to you at the start of your enquiry.

This Tariff of Charges does not include the fees and charges that you may have to pay before we transfer your mortgage funds. Please refer to your binding mortgage offer for details of these fees and charges.

This Tariff of Mortgage Charges is valid from 25th May 2018. We review our fees annually, to ensure they reflect changes in our operating costs and business processes. Details of the current Tariff will be sent to you each year with your annual mortgage statement.

Please note: You may be required to pay for advice from a third party in connection with a particular activity e.g. for certain changes to your mortgage a solicitor would normally be instructed to act on your behalf. We have indicated in the Tariff where this is normally the case and also provided an indication of the charge. The actual charge may be higher and would need to be confirmed with the third party at the start of the enquiry.

### COPY/ADDITIONAL DOCUMENTS OR SERVICES

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

NAME OF CHARGE	WHAT THE CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Additional Redemption Statement fee</b>	You can request up to four redemption statements in any calendar year as part of the standard service provided on your account. This fee will be charged for any additional requests. This fee may be paid by you or another lender.	<b>£25</b>
<b>Copy of Deeds fee</b>	If we are asked to provide either a full or partial copy of the title deeds for the property.	<b>£40</b>
<b>Deeds Release fee</b>	If we are asked to release the title deeds to your solicitors during the term of your mortgage. It can be paid up-front or added to your mortgage account. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing.	<b>£40</b>
<b>Duplicate or Interim Statement fee</b>	You will receive an annual mortgage statement free of charge. In addition, you can request up to four interim or copy statements, free of charge in any calendar year. This fee will be charged for any additional requests. This fee may be paid by you or another lender.	<b>£25</b>
<b>Giving you a reference</b>	If another lender asks us for a mortgage reference, such as how you managed your mortgage account with us. We will only supply this if you have given us permission.	<b>£50</b>
<b>Lenders Interest Only Insurance fee</b>	Where we need to obtain a Lenders Interest Only (LIO) insurance policy in relation to your mortgage. We would obtain this cover where we do not receive evidence of the buildings insurance in place on the property, when requested.  In addition to this one off administration fee, you will be charged the monthly premium for the policy; the amount will be dependent on your mortgage balance. We will contact you to notify you of the amount payable. It can be paid up-front or added to your mortgage account. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing.	<b>£25</b>
<b>Notice or Discovery of Breach fee</b>	If we are notified of or identify a breach of your mortgage agreement with us to cover the additional work required to investigate the matter. We will write to you to notify you if we suspect a breach and to notify you of the amount payable. It can be paid up-front or added to your mortgage account. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing.	<b>£50</b>  In certain circumstances legal/surveying fees may also be payable. We will notify you if this is the case.
<b>Subsequent Charge Questionnaire</b>	If we are asked to complete a questionnaire on the performance of your mortgage by another lender. We will only complete this if you have given us permission.	<b>£50</b>
<b>Unpaid Ground Rent/Service Charge</b>	If you fail to pay ground rent charges or service maintenance charges on the properties that is security for the loan.	<b>£35</b>  In certain circumstances legal/surveying fees may also be payable. We will notify you if this is the case.

# Tariff Of Mortgage Charges

## Regulated Bridging Mortgage

### IF YOU CHANGE YOUR MORTGAGE

If you ask for our consent to change the original agreement in some way.

NAME OF CHARGE	WHAT THE CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Add to Mortgage fee</b>	If you apply for a new party to be added to an existing mortgage.	<b>£100</b> In addition legal fees will be payable (as a guide, these are usually £150 + VAT)
<b>Consent to Deed or Title Encumbrance fee</b>	If we are asked to consent to the creation of any other deed or encumbrance against the mortgaged property.	<b>£55</b> In addition legal fees will be payable (as a guide, these are usually £175 + VAT). Advice from a surveyor may also be required. We will notify you if this is the case.
<b>Deed of Postponement fee</b>	If we are asked to consider an application to postpone our charge in favour of another lender. This application can only be considered on additional security properties, where we hold a second or subsequent charge.	<b>£50</b> In addition legal fees will be payable (as a guide, these are usually £150 + VAT)
<b>Further Charge fee</b>	If we are asked to consent to the registration of a second or subsequent charge against the security property. This request is subject to application and approval.	<b>£50</b>
<b>Partial Release of Property fee</b>	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.	<b>£95</b> In addition legal fees will be payable (as a guide, these are usually £225 + VAT). Advice from a surveyor may also be required. We will notify you if this is the case.
<b>Section 106 Agreement fee</b>	If we are asked to consider being party to a section 106 Planning agreement.	<b>£70</b> In addition legal fees will be payable (as a guide, these are usually £275 + VAT). Advice from a surveyor may also be required. We will notify you if this is the case.

### ENDING YOUR MORTGAGE TERM

NAME OF CHARGE	WHAT THE CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Redemption fee</b>	Charged when you repay your loan in full, this covers the cost of closing the account and arranging for the release of the property from our charge. This will also cover release of the property deeds to you.	<b>£100</b>

# Tariff Of Mortgage Charges Regulated Bridging Mortgage

## IF YOU ARE UNABLE TO PAY YOUR MORTGAGE

These are the most common charges you may have to pay if you fail to meet your repayment terms. Other charges may apply later in the process, for example relating to our repossession of the property. These will be dependent on your circumstances.

NAME OF CHARGE	WHAT THE CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Appointing a Receiver</b>	We will pass on any costs we incur in appointing a Law of Property Act Receiver in relation to your account. This fee will vary dependent on property type and situation.	<b>£250 - £400</b>
<b>Recoveries Portfolio Management fee</b>	If your account requires in depth management for recoveries related purposes. This may be charged in addition to the Monthly Account Management Fee.	<b>£21</b> per hour
<b>Collections and Recoveries Home Visit fee</b>	To cover the costs of a visit to you by a representative of Shawbrook Bank, if necessary, to discuss your situation and plans for repayment.	Up to <b>£130</b>
<b>Expired Loan Monthly fee</b>	Failure to repay your mortgage on time is a breach of the mortgage agreement. If you fail to repay your mortgage on the agreed repayment date, this fee will be charged for each month that repayment is outstanding to cover the additional cost of managing your account in breach of the repayment terms. This will be in addition to any other applicable fees detailed below.	<b>£65</b>
<b>Monthly Account Management fee</b>	Each month your account is in default and where we have not agreed a repayment plan with you.	<b>£40</b>
<b>Solicitor Referral fee</b>	If your account is in default and is referred to solicitors to recover the outstanding sums due.	<b>£100</b>
<b>Trace fee</b>	If we need to instruct agents to locate you and where we have been unable to contact you. This will be charged at cost. If one trace agent is unsuccessful, we may appoint another to make further attempts to trace you.	Up to <b>£50</b>

**ANY PROPERTY USED AS SECURITY, INCLUDING YOUR HOME,  
MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON  
A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.**