

Tariff of Mortgage Charges

Precise Mortgages is closely involved in the mortgage industry's initiative with the Council of Mortgage Lenders and Which? to make our fees and charges easy for you to understand.

Our tariff of mortgage 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.

When you will have to 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?	
Application fee <i>At Precise Mortgages we call this an Assessment fee</i>	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	£180.00 <i>This charge is included within the Valuation and Assessment Fee.</i>	
Funds transfer fee <i>At Precise Mortgages we call this a Telegraphic Transfer fee</i>	Electronically transferring the mortgage funds to you or your solicitor.	£35.00	
Legal fee	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.	<i>These fees/costs vary depending on the property you are purchasing/remortgaging. You should ask the solicitor/ conveyancer for a quote. The fees/costs are payable to the solicitor/conveyancer directly by you.</i>	
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.	<i>Varies by product. Please see your Mortgage Illustration and/ or Mortgage Offer.</i>	
Re-inspection fee	If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work's carried out. <i>At Precise Mortgages, we will also charge this fee if we need to re-inspect the property after the initial valuation is carried out.</i>	£95.00	
Valuation fee <i>At Precise Mortgages we call this the Standard Valuation and Assessment fee</i>	<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>	Valuation up to	Valuation & assessment fee
		£100,000	£370
		£150,000	£410
		£200,000	£445
		£250,000	£465
		£300,000	£485
		£350,000	£525
		£400,000	£560
		£450,000	£590
		£500,000	£630

Valuation fee (continued)		Valuation up to	Valuation & assessment fee
		£600,000	£695
		£700,000	£750
		£800,000	£810
		£900,000	£920
		£1,000,000	£975
		£1,250,000	£1,090
		£1,500,000	£1,200
		£1,750,000	£1,315
	£2,000,000	On referral	
Lender's Legal Fees	<p>We will instruct a solicitor or other conveyancer to act on our behalf to ensure that the property will be satisfactory security for the mortgage and that we will have a charge over it.</p> <p>We will normally instruct the same solicitor/conveyancer who is acting for you, providing that they are on our conveyancing panel. If you wish to instruct a conveyancer that does not feature on our panel then we will instruct a conveyancer on our panel to act on our behalf.</p>	<p>These fees/costs vary depending on the property you are purchasing/remortgaging. You should ask the solicitor/conveyancer for a quote. The fees/costs are payable to the solicitor/conveyancer directly by you.</p>	
<p>These are the fees for Precise Mortgages Long Term first charge residential and buy to let mortgages. If you are applying for a Precise Mortgages second charge residential or buy to let mortgage or a short term bridging loan, then the fees and charges you may have to pay before we transfer your mortgage funds are different. Please ask us for more information on the fees and charges that apply to those mortgages and loans.</p>			

When you will have to pay this charge:

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

Name of charge	What this charge is for	How much is the charge?
Duplicate/interim statement fee	<p>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.</p> <p><i>We will not charge this fee for second charge Loan Agreements dated before 21 March 2016 and at that time regulated by the Consumer Credit Act 1974.</i></p>	£25.00
Request for legal documentation fee	Any original documents relating to your mortgage, e.g. title deeds, that you ask for.	£35.00
Duplicate request for certificate of interest paid (for each year) fee	Requesting a copy of a previously issued certificate of interest paid.	£25.00
Copy of application documents	<p>Supplying a copy of any of the original documents relating to your mortgage or loan.</p> <p><i>We will not charge this fee for second charge Loan Agreements dated before 21 March 2016 and at that time regulated by the Consumer Credit Act 1974.</i></p>	£35.00

When you will have to pay this charge: 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

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (changing your mortgage)	You may have to pay this if: <ul style="list-style-type: none"> - You overpay more than your mortgage terms allow; - You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate) 	The charge will be a percentage of the amount you repay. The charge varies by product; please refer to your Mortgage Offer for details.
Change of term fee	Extending or reducing the remaining term of your mortgage. <i>At Precise Mortgages we will charge this fee for considering your request.</i>	£60.00
Change of repayment method fee	Transferring all or part of your mortgage from a repayment to an interest-only basis. <i>At Precise Mortgages we will charge this fee for considering your request. We may also charge this fee for considering the transfer of your mortgage (or part of it) from a repayment to an interest only basis.</i>	£60.00
Partial release of property fee <i>At Precise Mortgages we call this a Release of part security fee.</i>	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. <i>At Precise Mortgages we will charge this fee for considering your request.</i>	£100.00
Change of parties administration fee <i>At Precise Mortgages we call this a Change of Parties/Transfer of equity fee</i>	Our administrative costs of adding or removing someone (a 'party') from the mortgage. <i>At Precise Mortgages we will charge this fee for considering your request.</i>	£155.00
Consent to let fee <i>At Precise Mortgages we call this a Letting fee</i>	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. <i>At Precise Mortgages we will charge this fee for considering your request.</i>	£95.00
Giving you a 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.	£60.00
Postponement of charges fee	Where you apply for additional borrowing and an existing charge registered against your property requires postponement to that borrowing.	£70.00
Porting fee	If your mortgage conditions give you the option to 'port' your mortgage product to a new property. This is subject to our lending criteria at the time you wish to exercise the option.	£140.00
Improvement grant/repair application fee	Providing information to a Local Authority in connection with works to improve or repair your property.	£60.00
Second or subsequent charge questionnaire including consent fee	If you decide to borrow from another lender who requires a charge over your property, this covers the cost of completing the questionnaire and considering consent to register the charge.	£60.00
Property revaluation fee	When an up to date valuation of your property is required. <i>You may also have to pay additional charges incurred by the valuer; we will tell you about this at the time of the valuation.</i>	£65.00
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 mortgage or loan account.	£50.00

Occupancy check fee	If we have to undertake investigations to check occupancy of the property.	Up to £75.00
Lender Interest Only insurance fee	Where Precise Mortgages insures the property through its Lender Interest Only policy as a result of failure by you to provide adequate confirmation of your own buildings insurance arrangements. You will also have to pay the monthly premiums for this insurance.	£25.00

When you will have to pay this charge: 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, 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.

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.	£4.00 when a direct debit is rejected by your bank. £12.00 when a cheque is returned unpaid by your bank.
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 payments. <i>At Precise Mortgages, we don't charge arrears fees on a monthly basis, and no more than two arrears and possession fees will be charged in one calendar month.</i>	N/A
Telephone call fee	There is no charge for initial calls but if we have to call you in relation to broken arrangement or failing to reply to letters, this charge may be applied.	£40.00
Arrears letters fee	There is no charge for initial letters but if we have to contact you again due to failing to reply to letters, this charge may be applied.	£30.00
Broken arrangement letter fee	If we have to contact you due to failing to pay an agreed payment.	£30.00
Third party associate appointment fee	Administration costs for arranging for an external associate to visit you at home where either there has been no contact or at your request. The external associate's costs are payable in addition to this charge.	£32.00
Formal Demand or Default Notice fee	To notify you of our intention to instruct solicitors to start legal action if arrears are not cleared or a suitable arrangement agreed.	£50.00
Commencement of proceedings fee	If we instruct solicitors to start legal action to repossess your property.	£100.00
Adjournment of court hearing fee	The cancellation of a hearing when a date has already been set by the court.	£40.00
Enforcing possession order fee	Instructing solicitors to apply to the courts for an eviction date.	£55.00
Cancellation of eviction fee	The cancellation of an eviction when a date has already been set by the court.	£40.00
Obtaining possession fee	Arranging agents to take possession of the property and all administration whilst the property remains in possession. This fee does not cover charges made by third parties e.g estate agents.	£300.00
Appointment of receiver fee	Instructing a receiver to manage and administer your property. The receiver's costs are also payable in addition to this fee.	£300.00

Arrears statement fee	Producing an additional arrears statement. We will not charge this fee for second charge Loan Agreements dated before 21 March 2016 and at that time regulated by the Consumer Credit Act 1974.	£23.00
Portfolio management fee	When either an individual case or a portfolio of properties need in depth investigation and case management.	£50.00 (per hour)
Tracing customers fee	If we have to undertake investigations to locate you in the event of no contact.	Up to £55.00

When you will have to pay this charge: 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.	The charge will be a percentage of the amount you repay. The charge varies by product please refer to your Mortgage Offer for details.
Mortgage exit fee <i>At Precise Mortgages we call this the Redemption Administration fee</i>	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; or - Transfer borrowing from one property to another. 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 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. <i>At Precise Mortgages we will not charge this fee for second charge Loan Agreements dated before 21 March 2016 and at that time regulated by the Consumer Credit Act 1974.</i>	£120.00

Additional information about Precise Mortgages' Tariff of Mortgage Charges

Unless otherwise stated, this tariff is applicable to residential and buy to let mortgages and second charge loans made by Precise Mortgages. The amount and type of fee in this tariff are subject to change from time to time under the terms of our Agreement with you and we may change the amount of the fees, remove or add fees to reflect changes in our operating costs for doing the work for which the fee is charged. A copy of the latest tariff will be sent to you each year with your annual statement. All fees are inclusive of any applicable VAT.

Other Expenses

The above fees are not exhaustive and may vary according to the complexity of each case. You will have to pay any other Expenses we incur that you are responsible for under the terms of our Agreement with you including costs we pay to third parties (e.g solicitors, asset managers, receivers) that we may instruct to recover any money owed to us, or to create or protect our security, or in any other exercise of our legal rights.

If we apply any other fee to cover administration costs in relation to your mortgage with us, we will give you reasonable notice, stating the amount of the fee, the nature of work covered by it and the date on which we will add the fee to your mortgage or loan.

Interest on fees and expenses added to your Mortgage or loan

We may add these fees and expenses to the amount you owe and charge interest on them in the manner and circumstances set out in our Agreement with you.

**ANY PROPERTY TAKEN AS SECURITY FOR THE MORTGAGE MAY BE REPOSSESSED
IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

We can provide literature in large print, Braille and audio tape. Please ask us for this leaflet in an alternative format if you need it.

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