

# TARIFF OF MORTGAGE CHARGES

(Known at Astra Mortgages as A guide to Fees and Charges)

At Astra Mortgages we are working closely with 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 charges fully reflects the initiative's good practice principles which 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.

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>		
<b>Funds Transfer Fee</b> Also called 'Telegraphic Transfer Fee'	Electronically transferring the mortgage funds to you or your solicitor.	£30
<b>Duplicate/Interim statement fee</b>	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.	£11
<b>Request for legal documentation fee</b>	Any information relating to your mortgage, e.g. title deeds, that you ask for.	Deeds production - £38 Deeds query - £25
<b>Copy document</b>	When you ask us to provide photocopies of the deeds or other property related documents.	£30
<b>Payment of unpaid ground rent/ service charges</b>	When we have to communicate with you and/or your landlord regarding outstanding ground rent or service charges in order to protect the security for the loan.	£45
<b>Second Mortgage Questionnaire</b>	When we provide standard title and accounting information to another lender or proposed second mortgage.	£40

<b>If you change your mortgage</b>		
<b>Early repayment charge (Changing your mortgage)</b>	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>	Please refer to your offer document.
<b>Partial release of property fee</b> Referred to at Astra as 'Sale of Part Security 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.	£65
<b>Consent to let fee</b> Also called 'Property Letting 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.	£72 plus an annual charge for duration of tenancy (currently £25).  The rate of interest charged to your loan will also increase by at least 1%. You will be advised of the change to your interest rate at the time of applying for your Agreement to Let.
<b>Giving you a reference</b>	Charged if another lender asks us for a mortgage reference, such as how you have managed your account with us. We will only supply this if you have given us permission.	£27

**We understand that sometimes you may face some financial difficulties. In the unfortunate event you are unable to make your mortgage payments, you may incur some charges.**

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 repossession of the property, may apply later in the process and will be dependent on your circumstances. Don't forget that we are here to help, so if you are having trouble making your mortgage payments call us on 0800 138 2402.

<b>Unpaid / returned direct debit or cheque</b>	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	Unpaid direct debit - £2 Bounced cheque - £12
<b>Arrears Fee called 'Arrears administration fee'</b>	Mortgage payments are due on or before the 25th day of each month. Any customer whose account is one or more monthly payments in arrears may be subject to a monthly arrears administration fee. You will be advised of the charge before it is applied to your mortgage account.	You will be advised of the charge before it is applied to your mortgage account.
<b>Field agent Fees</b>	Sometimes it is necessary to instruct a field agent to visit you at your home in order to discuss your mortgage account and obtain payment proposals.	up to £100
<b>Address Confirmation</b>	This fee will be charged where it is necessary for us to trace your current whereabouts.	up to £100
<b>Additional Costs</b>	If we need to instruct our solicitors to recover any missed payments, enter into litigation or to commence Court proceedings to obtain possession of your home, you will be liable for their fees, costs and disbursements.  If we take possession of your home, you will be liable for our solicitors' and agents' fees, associated costs and disbursements in connection with the sale. In addition if we need to instruct third party agents to carry out investigative work you will be liable for costs incurred. You will be advised of these costs in writing at the time.	Variable

**Ending your mortgage term**

<b>Early repayment charge (ending your mortgage)</b>	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Please refer to your offer document.
<b>Mortgage exit fee</b> <b>Also called 'Redemption administration charge'</b>	You have to pay this if: <ul style="list-style-type: none"> <li>▪ You repay the mortgage in full</li> <li>▪ You remortgage to another lender; or</li> <li>▪ Your transfer your mortgage product from one property to another.</li> </ul> <p>This is payable if you transfer the loan to another lender or another property (known as refinance '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.</p>	£90