

Mortgage Charges

Information correct at 2 September 2024

Details of charges which may be applied for specific services are listed below. Charges for services not listed are subject to negotiation and will be confirmed in writing before they are applied.

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
Before your first monthly payment. These are the fees and charges you may have to pay before we transfer your mortgage funds.	Re-inspection fee	If your mortgage is released in stages and you're using it to renovate (or build) your home, this covers the new valuation we need to do after the work is carried out. Fees may vary on occasion depending on the location of the property.	Up to £1m = £180 Over £1m = £240 (including VAT)
	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.	Variable. Please see your European Standard Information Sheet for details.
	Legal fees	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 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.	Charged by the solicitor, directly to you.
	Valuation fee	The lender's valuation report, which is used to calculate how much we 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 at a cost. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	Variable
If you ask us for extra documentation and/ services beyond the standard management of your account	Completion of second charge questionnaire	Charged if you take out another loan secured on your property.	£50
	Registration and acknowledgement of second charge		£25
If you change your mortgage	Early repayment charge	You may have to pay this if you overpay more than your mortgage terms and conditions allow, or you change your mortgage product or lender during a special rate period.	Please see your European Standard Information Sheet.
	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.	£75
	Partial release of property fee	Payable if you want to remove part of a property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent.	£50
	Revaluation fee	A valuation fee may be payable as a result of your asking for further funds.	Up to £1m = £300 Over £1m = £360 (including VAT)
	Change of parties administration fee	Our administrative costs of adding or removing someone ('a party') to or from the mortgage.	£100
Ending your mortgage term	Early repayment charge	You may be charged this if you repay your mortgage in full before the mortgage term ends, for example, if redeemed during a special rate period.	Please see your European Standard Information Sheet.
	Mortgage exit fees	You may have to pay these fees if: – Your mortgage comes to an end – You transfer the loan to another lender; or – Transfer borrowing from one property to another These fees are payable at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another property or another lender (known as 'redemption'). You may be charged a separate fee by your solicitor or licenced or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.	Redemption administration fee £50 Deeds sealing fee £50
If you are unable to pay your mortgage	Arrears	If you think you might have problems paying your mortgage, please get in touch with us as soon as possible. We won't charge any fees if you're late with your mortgage payments. Whether you can't pay anything, can't pay all of your monthly payment, or can't pay it on time, we'll work with you to find mutually acceptable solutions based on your individual circumstances. We also encourage you to speak to a free debt help agency – you can find more details at www.bsa.org.uk/information/consumer-factsheets/mortgages You can contact us about your mortgage payments by emailing homortgages@scotbs.co.uk or calling us on 0333 207 4007. Our lines are open 9am–5pm Mon to Fri (10am–5pm Wed). Calls may be recorded and/or monitored.	No charge

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.