

Afin Bank

Tariff of Mortgage Charges



When will you 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 is this for?	How much is it?
Funds Transfer Fee	This is charged when your mortgage funds are electronically transferred to you or your solicitor.	£10 (below £1m) £20 (above £1m)
Legal Fee	You will normally instruct a solicitor to act on your behalf in connection with your purchase or remortgage 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.	This fee varies depending on the property you are buying or remortgaging. You should ask your solicitor or your conveyancer for a quote. You pay the fees direct to the solicitor or conveyancer
Product Fee	This is charged on some mortgages as part of the deal. It can be paid up-front or added to your total mortgage amount (up to the maximum loan to value of the product).	This fee varies depending on the type of mortgage. The fee is shown on your mortgage illustration or mortgage offer
Valuation Fee	<p>This is the fee for the lender's valuation report, which is used to calculate how much we will lend you. There are other types of valuations available (e.g. a homebuyer's survey or structural survey), for which you would also have to pay a fee.</p> <p>Property Value</p> <p>£0 - £100,000 £100,001 - £200,000 £200,001 - £300,000 £300,001 - £350,000 £350,001 - £400,000 £400,001 - £500,000 £500,001 - £600,000 £600,001 - £700,000 £700,001 - £800,000 £800,001 - £900,000 £900,001 - £1,000,000</p> <p>If the property price exceeds £1,000,000 the valuation fee will be agreed with the valuer prior to instruction.</p>	<p>All fee amounts are inclusive of VAT.</p> <p>£225 £235 £270 £295 £300 £380 £515 £630 £710 £790 £850</p>
Re-inspection/Valuation Fee If your mortgage is released in stages, or you're using it to renovate your home, this fee covers the new valuation we need to do after the work is carried out.	<p>If your mortgage is released in stages, you're using it to renovate your home or we require an up to date valuation of the property. This fee covers the valuer completing a new valuation.</p> <p>Property Value</p> <p>£0 - £250,000 £250,001 - £500,000 £500,001 - £1,000,000</p>	<p>All fee amounts are inclusive of VAT.</p> <p>£120 £175 £250</p>

When will you pay this charge?

If you change your mortgage

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 is this for?	How much is it?
Partial Release of Property	This fee is applicable 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. It is for considering your request.	£110
Security Variation	These are our administrative costs of adding or removing someone (a 'party') from your mortgage. This fee covers the administration costs to check that there is adequate security remaining before agreeing to vary our security and for sealing the relevant deed or issuing a letter of consent in respect of the variation.	£120
Consent to Let Fee	If you want to let your property but don't have a buy-to-let mortgage, you will 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.	£45
Consent for Another Lender Fee	We will charge this fee when we are asked to give permission for another lender to arrange a second mortgage on your property.	£40

When will you pay this charge?

If you are unable to pay your mortgage

These are the most common charges you may have to pay if you are unable to keep up with your mortgage payments.

Some charges occur at the early stages of you being unable 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 is this for?	How much is it?
Unpaid Ground Rent or Service Charge Fee	We will charge this fee if we have to deal with your freeholder to pay arrears of your ground rent or service charges. We will also add to your mortgage account the cost of the unpaid ground rent or service charges that we have paid on your behalf.	£70
Field Agency Home Visit (Successful)	This fee is charged when you are facing financial challenges and we instruct a third party agent to visit you so they can assess your circumstances and look at the best repayment option for you.	£125 if contact made £80 if no contact made
Arrears and Delinquency	If you are in breach of the terms of your mortgage the Bank may take action to enforce the terms of the mortgage against you and recover any monies due from you but unpaid. This includes accounts which are coming to the end of their term with a balance outstanding and you have not advised us how you intend to repay your mortgage.	This fee varies and is dependent upon the nature and extent of the action and/or proceedings the Bank has to take. This could include, for example, any buildings insurance cover we need to put in place, any charge made by the Bank's solicitor or managing agents for acting on the Bank's behalf, or by a Law of Property Act (LPA) receiver appointed by the Bank. Any charges due will be clearly and transparently communicated.
Repossession and Possession Sale Costs	Where repossession claims are issued at Court there will be additional legal fees and costs, including Solicitors' fees and Court fees. Should a property have to be repossessed there will be sale and conveyancing fees and costs, including Solicitors' fees, Estate Agency costs and Land Registry fees. Cases may be outsourced to external firms and the costs of any such agent we appoint will vary.	This fee varies and will be charged on a case by case basis, will be fully communicated, and will be added to the mortgage.

When will you pay this charge?

Ending your mortgage term

Name of Charge	What is this for?	How much is it?
Early Repayment Charge	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 fixed rate period.	This charge varies depending on the type of mortgage. All information about this charge will be set out in your mortgage terms and conditions.
Mortgage Exit Fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none">• your mortgage term comes to an end;• you transfer your mortgage to another lender; or• you transfer borrowing from one property to another. <p>This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer your mortgage to another lender or another property (known as 'redemption').</p> <p>You may be charged a separate fee by your solicitor or licensed/ qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p>	£75