

Roll-Up Lifetime Mortgage

Tariff of Charges



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This is the current **tariff** of fees and charges which applies to, and forms part of, the **mortgage documents** between **you** and **us** until it is changed by **us** from time to time in accordance with the Hodge Lifetime Roll-up Lifetime Mortgage General Conditions forming part of those **mortgage documents**. Expressions in this **tariff** have the meanings given to them in those **mortgage documents**.

This **tariff** sets out fees and charges **we** will make for a number of operations, circumstances or events. **We** may charge additional fees or charges for other operations, circumstances or events in line with the **mortgage documents** (as permitted by applicable law). When looking at the fees that other firms charge, **you** may notice some that don't appear in this **tariff**. This means **we** don't charge **you** these fees. In this **tariff**, unless stated otherwise, VAT is included.

If **you** have any questions regarding the fees or charges **you** could incur, please contact **us** on 0800 731 4076, or info@hodgelifetime.co.uk

Application and completion fees

Name of charge	Purpose	Amount
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£30
Legal fee	You will instruct a solicitor to act on your behalf in connection with the mortgage advance 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.	Variable Please check directly with your solicitor
Product fee	This is charged on some advances 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 check your mortgage offer
Valuation fee	A lender's valuation report in respect of your mortgage property , which is used to work out how much we might offer to lend you . This is separate from any valuation or survey of the mortgage property you might want to commission. 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. Some mortgage advances include free valuations – your mortgage offer will tell you if this is the case.	Property value up to: £100k: £210 £150k: £230 £200k: £250 £250k: £270 £300k: £310 £350k: £345 £400k: £395 £450k: £420 £500k: £445 £600k: £535 £700k: £635 £800k: £700 £900k: £760 £1m: £875 Please contact us in advance to find out the fee payable for properties in excess of £1 million.

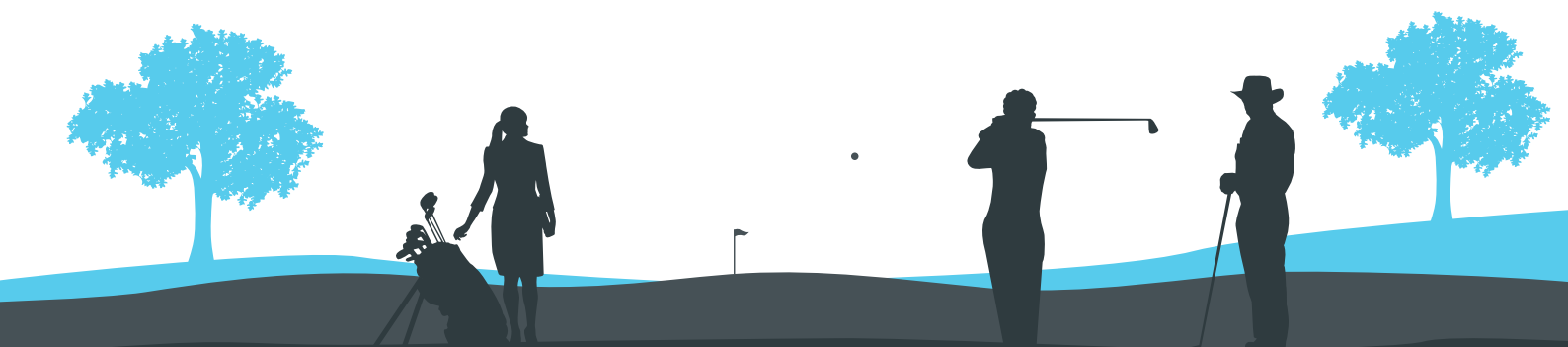
Fees for making changes to your mortgage

Name of charge	Purpose	Amount
Early repayment charge (changing your mortgage)	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> • You make an early repayment in excess of the amount the mortgage offer allows; • You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate) 	Variable – refer to your mortgage offer
Partial release of property fee	<p>Payable if you want to remove part of the mortgage property or land from the mortgage.</p> <p>It covers administration costs, including executing the relevant legal deed and issuing letters of consent.</p>	£150
Change of parties administration fee	<p>Our administrative costs of adding or removing someone (a 'party') from the mortgage documents.</p> <p>We will also need to obtain a new valuation of your mortgage property and you must pay for this.</p> <p>You will also be required to pay our legal costs in order to change the mortgage documents. These costs are variable, depending on the amount of work the solicitor has to do.</p>	£350
Porting fee	<p>Our administrative costs of transferring the mortgage advance to a new property (when permitted under the mortgage documents).</p> <p>We will also need to obtain a valuation of the new property and you must pay for this.</p> <p>You will also be required to pay our legal costs in order to change the mortgage documents. These costs are variable, depending on the amount of work the solicitor has to do.</p>	£250
Occupier fee	Our legal costs to prepare an occupier's deed of consent.	£90
Subject access request	Providing information to you in response to a request you make under the Data Protection Act.	£10

Fees for repaying your mortgage

Name of charge	Purpose	Amount
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage period ends.	Variable – refer to your mortgage offer
Mortgage exit fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> • your mortgage period comes to an end; • you transfer an advance to another lender; or • you transfer an advance from one property to another. <p>This is payable either at the end of the mortgage period, or before the end of your mortgage period if you transfer an advance 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.</p>	£180

If **you** breach the **mortgage documents**, **you** will also be liable for the **expenses** incurred by **us** or any receiver in dealing with and/or remedying that breach.



Get in touch

Freephone: 0800 731 4076

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www.hodgeforintermediaries.co.uk

Hodge Lifetime is a trading name of Julian Hodge Bank Limited which is registered in England and Wales (No. 743437). It is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Its registered office is One Central Square, Cardiff, CF10 1FS.

