



# Tariff of Mortgage Charges

## Effective 1 August 2022

**Please note this tariff replaces any previous tariffs.**

At Zephyr Homeloans, we support the mortgage industry's initiative with 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. This means we don't charge you these fees.

### WHEN YOU WILL 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?
Questionnaire charge (second charge)	If you apply to a different mortgage lender for a second charge mortgage, the proposed second charge mortgage lender is likely to ask us for standard title and accounting information. We will provide this information providing that the charge shown is paid directly to us.	£15.00
Photocopies of deeds / documents charge	If you require copies of your title deeds or other legal documentation we will charge for sending these to you.	£10
Property insurance substitution premium	Payable when we are made aware you do not have adequate buildings insurance cover; a monthly premium is charged to cover our interest in the property.	£25 per month + 0.02% of the outstanding mortgage balance per month

### WHEN YOU WILL PAY THIS CHARGE

If you change your mortgage

Name of charge	What this charge is for	How much is the charge?
Valuation cost	To cover the cost of a valuation report when we reasonably require it to assess the market value of the property.	This cost varies based on the property value.
Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£125

## WHEN YOU WILL PAY THIS CHARGE

If you are unable to pay your mortgage or if we have reason to believe there is a breach of your mortgage terms and conditions. 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 ground rent / management fee / service charge	In the case of leasehold properties, this charge is payable when we pay ground rent, management fees or service charges to your landlord in order to preserve our interest in the property. The charge is debited to your mortgage account together with the amount of rent, fees or charges paid by us on each occasion we have made a payment on your behalf.	£30
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.	£6.50
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.	£40
Field agent visit	The cost of a field agent to visit the property to discuss your account and the options available to you, for example, if your mortgage account is in arrears.	Up to £100 + VAT.
Field agent occupancy check	The cost of a field agent to visit and check the property if we are reasonably concerned about the protection of our security, for example, if the property is being let without permission.	Up to £100 + VAT.
Third party costs	Additional costs we incur when we appoint third parties to carry out certain activities. These costs may include, for example, solicitor's costs, receiver's costs, court fees or asset manager costs relating to the repossession and sale of the property.	These fees vary depending on your circumstances.

## WHEN YOU WILL 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.	Variable  Please refer to your original mortgage offer
Mortgage exit fee	<p>You may have to pay this fee if:</p> <ul style="list-style-type: none"><li>• Your mortgage term comes to an end;</li><li>• You transfer the loan to another lender; or</li><li>• You transfer borrowing from one property to another.</li></ul> <p>This fee 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').</p> <p>You may also 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>	£55