



Tariff of Mortgage Charges

Effective from 1 January 2017

Kent Reliance is closely involved in 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. 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.

Please note that all variable fees can be found on our website www.kentreliance.co.uk

Before your first monthly payment

These are fees and charges you may have to pay before we transfer your mortgage funds

Name of charge	What this charge is for	How much is the charge?
Application fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	£130
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£25
Legal fee	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 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. Please note: When the Bank lends to a limited company, partnership or LLP on a Buy to Let basis, we may instruct solicitors to act on your behalf. Alternatively, we may agree to you instructing your own solicitors. In either case, you will be liable for the legal costs incurred.	Variable (see website)
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 (refer to your Broker)
Product switch fee	This is charged when you request a product switch post offer; you will be required to pay the additional product fee (as shown) before a revised mortgage offer can be issued.	£30
Re-inspection fee	If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work's carried out.	£75
Valuation fee	The lender's valuation report, is one of the tools 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 home buyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	Variable (see website)

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?
Duplicate / interim statement fee	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.	£10
Duplicate request for certificate of interest paid (for each year) fee	Requesting a copy of a previously issued certificate of interest paid.	£10
Policy Query, surrender or release	This is an administrative fee to complete a request from the endowment company to surrender or release the policy.	£95
Data Subject Access request	Request to supply copies of all correspondence held on file.	£10
Improvement grant application	Information provided to a Local Authority in connection with works to improve or repair your property.	£95
Consent to second charge	This is a fee charged to assess a request for a second charge to be registered against the mortgage property.	£40

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 this charge is for	How much is the charge?
Early repayment charge (changing your mortgage)	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 special rate period (e.g. while you're on a fixed or tracker interest rate). 	Variable (see our Terms & Conditions)
Change of term fee	Extending or reducing the remaining term of your mortgage.	£70
Change of repayment method fee	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£70
Partial release of property 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.	£100
Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£95
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.	£120
Giving you a reference	Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you have given us permission.	£20
Registration of charge by way of charging order	Cost of registering charge against the mortgage property.	£20
Variation of lease (long leasehold)	Administration charge to assess and enter into legal documents to amend the lease.	£95
Deed of postponement	This is an admin fee to assess and enter into a deed of postponement. Any other lender must rank behind the Banks charge.	£95
Deed of easement	Admin fee to assess the changes and how it would affect the Banks security.	£95
Property new full valuation fee	Fee payable to assess if there is sufficient security. For example if there is a part release of Security, change to your product new full valuation fee will be required to ensure that the valuation of your property is sufficient.	<ul style="list-style-type: none"> • AVM – free of charge • Desk top valuation - £75 • Full valuation – Variable

If you are unable to pay your mortgage

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 / 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.	£23 (Max £46 per month)
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.	See Below
Telephone calls relating to Arrears	No charge will be made for the initial call but if we have to call you in relation to a broken arrangement or failing to reply to letters, this charge may be applied.	£25 (Max £50 per month)
Arrears letters	No charge will be made for the initial letter but if we have to contact you again due to failing to reply to the letter, this charge may be applied.	£25 (Max £50 per month)
Portfolio management fee	Where an individual case or portfolio of properties needs in-depth investigation and case management.	£50 p/h
Formal demand/ Letter Before Action	This fee may be incurred if a formal demand and/or letter before action are issued to you prior to commencing legal action.	£50
Commencement of proceedings	This fee may be incurred if Legal proceedings are commenced by the Bank for recovery of your mortgage debt. You will also be liable for disbursement payments made to third parties and/or costs/expenses incurred by the Bank (e.g court fees etc.).	£100
Application for warrant of possession	This fee may be incurred if we apply for a warrant for possession of your property. You will also be liable for disbursement payments made to third parties and/or costs/expenses incurred by the Bank (e.g court fees etc.).	£75

Continued

Name of charge	What this charge is for	How much is the charge?
Payments under lease (e.g rent arrears, service charges)	This fee may be incurred should the Bank have to pay outstanding ground rent and/or services charge arrears on your behalf to the freeholder/landlord (e.g Housing Association).	£75
Possession administration fee	This fee may be incurred once possession of your property has been obtained. You will also be liable for disbursement payments made to third parties and/or costs/expenses incurred by the Bank (e.g court fees etc.).	£320
Appointment of a receiver	This fee may be incurred if a receiver is appointed over your property. You will also be liable for disbursement payments made to third parties and/or costs/expenses incurred by the Bank (e.g receivers fees etc.).	£300

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 (see our Terms & 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 the loan to another lender; or 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 the loan 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>	£150

This is a list of charges which you may have to pay in relation to the administration of your mortgage. We will send you a copy of this with your annual statement each year.

The above costs are not exhaustive and may vary according to the complexity and details of each case. You will have to pay any costs we pay to third parties (e.g associates, solicitors, asset managers, receivers, courts etc.) that we may instruct to recover any money owed to us, or to create or protect our security, or in any other exercise of our legal rights. If we apply any other fee to cover administration costs in relation to your mortgage with us we will give you reasonable notice, stating the amount of the fee, the nature of the works covered by it and the date on which we will add the fee to your mortgage.

These charges are inclusive of VAT where applicable and may be subject to change.

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



krbs, Kent Reliance Banking Services and Kent Reliance are trading names of OneSavings Bank plc. Registered in England and Wales (company number 7312896). Registered office: Reliance House, Sun Pier, Chatham, Kent, ME4 4ET. OneSavings Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (registered number 530504).

116/HO/24.08.16