

## Tariff of Mortgage Charges

At Perenna we want you to know when you might need to pay us a fee for your mortgage. This leaflet sets out our current fees and charges for all our customers.

To help make our fees and charges easy for you to understand, this tariff of charges reflects the good practice principles set out by UK Finance and Which?. Other lenders use a similar document. This helps customers to easily compare mortgages.

When looking at fees that other lenders charge, you may notice that some don't appear in our tariff below. This means that we don't charge you these fees.

Just so you know, we will update our fees and charges from time to time. We will ask you to take a look at our latest tariff every year when we send you your annual mortgage statement.

### Before your first monthly payment

These are the fees and charges you may have to pay before we release your mortgage funds.

Name of charge	What this charge is for	How much is the charge?	
<b>Funds transfer fee</b>	Electronically transferring the mortgage funds to you or your conveyancer.	£15	
<b>Legal fees</b>	<p>You will normally instruct a conveyancer to act on your behalf for your home purchase transaction. You may need to pay their legal fees and costs as part of the work they complete for you.</p> <p>You usually need to pay these costs directly to your conveyancer, unless we tell you we will cover the basic legal costs for you as part of the product deal you have chosen.</p>	Please ask your conveyancer or solicitor to confirm these costs.	
<b>Product fee</b>	We charge this on some mortgage products. It can be paid upfront or added to the total mortgage amount. If you add this fee to your mortgage, you will pay interest on it at the same rate as the rest of your borrowing. If you choose to pay it upfront, we will deduct it from the loan amount we send to your conveyancer.	<p>This fee varies by product.</p> <p>Please see your Offer Illustration.</p>	
<b>Valuation Fee</b>	<p>The charge for our valuation report. This report 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 arrange.</p> <p>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.</p>	<b>Property Value (up to)</b>	<b>Valuation Cost £</b>
		£250,000	£225
		£500,000	£280
		£700,000	£350
		£900,000	£400
		£1m	£650
		£1.25m	£825

	Some product deals offer free valuations - the product details for your mortgage will tell you if this is the case.	£1.5m	£955
		£2m	£1,195
		£3m	£1,565
		£4m	£2,730
		£5m	£3,370
		£5m+	Quote

**If you ask us for extra documentation and / or services beyond the standard management of your account**

You can view or download any document or letter we have sent you in your online customer portal. Details of how to sign up and access the Perenna portal are provided in your welcome letter.

Name of charge	What this charge is for	How much is the charge?
<b>Payment of ground rent or service charges</b>	Our costs to cover the work we must do to investigate any claims of unpaid ground rent or service charges. If we have to pay any charges on your behalf, we will also add these charges to the amount that you owe us.	£50

**If you change your mortgage**

Please note that 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?
<b>Early repayment charge</b>	You may have to pay this if, during the period the charge applies: <ul style="list-style-type: none"> <li>You make any overpayments</li> <li>You transfer your mortgage to another property and reduce the amount you owe</li> <li>You switch mortgage product or move your mortgage to another lender</li> </ul>	The amount varies by product. Please refer to your Offer Illustration for details.  For details about the latest product range, please see our website.
<b>Change of parties administration fee</b>	Our administrative costs of adding or removing someone (a 'party') to or from the mortgage.	£150
<b>Consent to let fee</b>	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this where we agree to you letting out your property within the terms of your existing owner occupier mortgage.	The interest rate you pay on your mortgage will increase by 1%. This additional charge will apply until you move back into the property.

## If you are unable to pay your mortgage

These are the charges you may have to pay if you fail to keep up with your mortgage payments. Some charges, for example a field agent fee, could 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?
<b>Field Agent fee</b>	We may charge you if we need to arrange for a third-party representative of ours to visit you at your home to discuss your mortgage, financial position, and personal circumstances. We will add this fee to the amount that you owe us.	Variable up to a maximum of £150
<b>Appointing a receiver</b>	You will be charged if we have to appoint a receiver under the Law of Property Act.	£ Variable
<b>Litigation Costs</b>	Any costs we incur when taking legal action in respect of the management of your account. These include any costs paid by us to any solicitor taking legal action on our behalf and any fees we must pay to the court. We will add these costs to the amount that you owe us.	£ Variable
<b>Solicitor instruction fee</b>	We will charge you this fee if we instruct a solicitor to take legal action for the repossession of your property. We will add this fee to the amount that you owe us.	£ 50
<b>Repossession and property sale</b>	Reasonable costs and fees we incur when protecting and preserving a property we take into possession. These could include things like the cost of changing the locks, storing any items left at a property, property maintenance, valuation, or auction fees. We will add these costs to the amount that you owe us.	£ Variable
<b>Possession insurance</b>	The cost to us of insuring a property in possession. We will add this cost to the amount that you owe us.	£ Variable
<b>Legal work following repossession</b>	Any legal costs we incur when repossessing and selling your property. We will add these costs to the amount that you owe us.	£ Variable

## Ending your mortgage term

These fees and charges won't apply if you repay the mortgage naturally at the end of the agreed term.

Name of charge	What this charge is for	How much is the charge?
<b>Early repayment charge</b>	You may have to pay this if, during the period the charge applies: <ul style="list-style-type: none"> <li>• You repay the mortgage in full</li> <li>• You move your mortgage to another lender</li> </ul>	The amount varies by product. Please refer to your Offer Illustration for details.  For details about the latest product range, please see our website.

## Getting in touch

If you would like to receive this document, or any of our other documents in an alternative format, such as large print or Braille, or if you would like to discuss any of the fees listed in this document, please contact us using the following details:

Perenna Bank  
 PO Box 755  
 Chesterfield  
 S43 3LS

Email Address: [mortgageservicing@perenna.com](mailto:mortgageservicing@perenna.com)

Website: [www.perenna.com](http://www.perenna.com)

Telephone Number: 0333 344 2833

Lines are open Monday to Friday, 9am to 5pm. Calls are charged at your service provider's rate and may be monitored and recorded for training purposes.