

## Tariff of mortgage charges

All fees are inclusive of VAT at 20% where applicable

### Before your first monthly payment

These are the fees and charges you may have to pay before we complete your mortgage deal

Type of charge	What this charge is for	Cost of the charge		
<b>Product fee</b>	This fee may be charged for the cost of processing the loan.	Product fees vary depending on your chosen mortgage. These may be either a % of your loan amount or a flat fee.		
<b>Valuation fee</b>	<p>If our automated valuation of the property comes back with unsuitable results, we'll need a surveyor to carry out a physical valuation to calculate how much we can lend you. The cost of this valuation will depend on the value of the property (as shown in the table to the right).</p> <p>All valuation fees are charged at the cost set by the surveyor</p>	Max. property value	Fee amount by property type	
			Standard	House in Multiple Occupation (HMO)
		£100,000	£150	£450
		£150,000	£180	
		£200,000	£210	£485
		£250,000	£240	
		£300,000	£270	£525
		£350,000	£300	
		£400,000	£330	£585
		£450,000	£360	
		£500,000	£390	£655
		£600,000	£460	£710
		£700,000	£540	£770
		£800,000	£610	£880
		£900,000	£680	£995
		£1,000,000	£800	£1,025
		£1,500,000	£1,300	£1,425
£2,000,000	£1,800	£1,825		
£2,500,000	£2,300	£2,325		
£3,000,000	£2,500	£2,725		
<b>Legal fees</b>	<p>We charge these fees for the conveyancing work that is needed to complete your mortgage.</p> <p>The fee is payable on the day of completion to the conveyancing firm, usually deducted from the loan amount.</p>	<p>There are 2 options you can choose from:</p> <ol style="list-style-type: none"> <li>1. Our panel of firms can carry out the legal work on your behalf and ours (we can send you a quote in advance).</li> <li>2. You can select your own conveyancer. However, we will need to instruct one of our chosen firms to carry out the legal work on our behalf, which means you'll incur this fee in addition to your chosen conveyancer's fees.</li> </ol>		

<b>Independent Legal Advice (ILA)</b>	If you're applying as a limited company, we need an independent solicitor to ensure that you're aware of the terms in the personal guarantee.	Variable (depending on the solicitor you obtain this from)

### Additional documents or services

These fees relate to any additional documents or services you may ask us for (beyond the standard features we offer)

Type of charge	What this charge is for	Cost of the charge
<b>Fee for providing legal documents</b>	Any original documents related to your mortgage, such as the title deeds, that you may ask from us.	£22.50  This fee is charged at the cost set by our service provider
<b>Lenders insurance</b>	For cases where we have not been given evidence that you have your own building insurance cover, this fee covers the cost of third party insurance and protects our secured interest in your property. This is charged monthly and is based on the outstanding balance of your mortgage.	Variable

### If you change your mortgage

These charges apply if you decide to change product at any stage during the initial rate period. Note: the legal and valuation fees may also apply in this case.

Type of charge	What this change is for
<b>Early repayment charge (ERC)</b>	You may be charged this if you overpay more than your mortgage terms allow.

#### Cost of the charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 year fixed	2%	1%			
5 year fixed	5%	4%	3%	2%	1%

Type of charge	What this change is for	Cost of the charge
<b>Redemption fee</b>	You would need to pay this if you repay your mortgage in full, or switch to a new lender, before the mortgage term ends.	£100  This fee is charged at the cost set by our service provider

Your solicitor may also charge you a separate fee for their work in carrying out the redemption of the mortgage.

### If you're unable to repay 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 Field Agent visits, apply as soon as you're unable to pay (i.e. when you're in arrears). Other charges, such as those relating to repossession of the property, would apply at a later stage and depend on your circumstances.

Don't forget that we are here to help, so if you're having trouble making your mortgage payments you can call us on **0330 058 3322**

All fees below are charged at the cost set by our service provider

Type of charge	What this charge is for	Cost of the charge
<b>Arrears fee</b>	This fee applies when you fall behind with your payments. It may be charged on a monthly basis, or during specific situations when you're in arrears.	£40
<b>Field agent costs</b>	This covers the cost of an appointment for a representative of ours to visit you to discuss your mortgage account, financial position and circumstances.	£108
<b>Monthly property management fee</b>	This is charged monthly if your property gets repossessed, or from the moment the property is handed over to our care to manage its disposal. The fee covers only the costs that we (Molo) would face in securing, insuring, marketing and selling the property.	£42.50
<b>Occupancy check fee</b>	If we need to send over a representative to your mortgaged property to understand its current occupation, gather any additional information on tenancy agreements in place, and check the current conditions of the property.	£60

We understand that sometimes you may face some financial difficulties. In the unfortunate event that you're unable to make your mortgage payments, you may have to pay some additional charges. The charges above are the most common ones you'll have to pay if you fail to keep up with your mortgage payments. The fees will be added to your mortgage balance and will accrue interest, which you'll be charged for.