



Tariff of Mortgage Charges

Clydesdale Bank PLC 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 (below). This means we don't charge you these fees.

Name of charge	What this charge is for	How much is the charge?	
Before your first monthly payment			
These are the fees and charges you may have to pay before we transfer your mortgage funds			
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£40	
Legal Fee <i>We call this 'Solicitors Fees'</i>	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.	These fees/costs are charged by the solicitor directly to you.	
Product Fee <i>We call this 'Arrangement Fee'</i>	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. <i>This fee varies by product. You will pay one arrangement fee only. This will be the highest arrangement fee applicable to the changes you wish to make.</i>	£0 - £1,999	
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. <i>This fee is charged whenever a re-inspection report is required and will be detailed by the surveyor in your initial valuation report.</i>	£58.75	
Valuation fee	The lender's valuation report, which is used to calculate how much it will lend you. This is separate from any valuation or survey of the 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 mortgages offer free valuations – the product details for your mortgage will tell you if this is the case. <i>Please refer to the valuation scale on page 3 of this Tariff for full details of our valuation fees.</i>	£0 - £100,000	£280
		£100,001 - £150,000	£310
		£150,001 - £200,000	£350
		£200,001 - £250,000	£400
		£250,001 - £300,000	£430
		£300,001 - £350,000	£450
		£350,001 - £400,000	£500
		£400,001 - £450,000	£525
		£450,001 - £500,000	£550
		£500,001 - £600,000	£570
		£600,001 - £700,000	£650
		£700,001 - £800,000	£740
£800,001 - £900,000	£800		
£900,001 - £1,000,000	£900		
Valuation transcripts	Requesting a valuation transcript.	£100	

Your home may be repossessed if you do not keep up repayments on your mortgage

If you ask us for extra documentation and/or services beyond the standard management of your account		
Duplicate / interim statement fee <i>We call this 'Duplicate Statement Fee' or 'Breakdown of Transactions Fee'</i>	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 Statement Fee) £25 (Interim Statement Fee)
Request for legal documentation fee <i>We call this 'Title deeds inspection fee/Request for additional copies of legal documentation fee'</i>	Any original documents relating to your mortgage, e.g. title deeds that you ask for.	£50 + VAT
If you change your mortgage		
NB If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage.		
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) <i>This charge is product specific and payable if you repay your loan in whole or in part within a stipulated period. This will be specified in your mortgage documentation if applicable. Please note this includes discounted variable rates.</i>	0%-6% of the balance repaid in full or in part
Porting Fee <i>We call this 'Arrangement Fee'</i>	If you want to move house and take your existing mortgage with you. <i>You will pay one arrangement fee only. This will be the highest arrangement fee applicable to the changes you wish to make.</i>	£499
Change of term fee <i>We call this 'Arrangement Fee'</i>	Extending or reducing the remaining term of your mortgage. <i>An ERC may also be applicable if in a concessionary rate period.</i> <i>You will pay one arrangement fee only. This will be the highest arrangement fee applicable to the changes you wish to make.</i>	£499
Change of parties administration fee <i>We call this 'Arrangement Fee'</i>	Our administrative costs of adding or removing someone (a 'party') from the mortgage. <i>You will pay one arrangement fee only. This will be the highest arrangement fee applicable to the changes you wish to make.</i>	£150
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
Giving you a reference <i>We call this Mortgage Reference/Questionnaire or Consent to & administration of a 2nd charge.</i>	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. <i>This fee is inclusive of an additional request for consent to and administration of a 2nd charge request.</i>	£100 + VAT
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.		
Arrears letter fee	You may be charged an arrears letter fee when you are in arrears. This covers the administrative cost of issuing letters if you fall behind with your payments.	£15

Ending your mortgage term		
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	0%-6% of the balance repaid in full
Mortgage exit fee <i>We call this 'Security Release Fee'</i>	You may have to pay this if: <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. 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. <i>The fee you pay may be lower for existing mortgages. Please refer to your latest Mortgage Offer document for confirmation of the fee applicable to your mortgage.</i>	£195

Notes:

This leaflet sets out our current Tariff of charges and is correct as at 23/12/15. The fees set out may change from time to time.

An up-to-date Tariff is available from your local branch upon request or on www.cbonline.co.uk.

The Terms and Conditions that apply to your mortgage also explain the circumstances when a fee may be payable. All fees are subject to change.

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Valuation Fee Scale

Property Value	Mortgage Valuation Fee
£0 - £50,000	£280
£50,001 - £100,000	£280
£100,001 - £150,000	£310
£150,001 - £200,000	£350
£200,001 - £250,000	£400
£250,001 - £300,000	£430
£300,001 - £350,000	£450
£350,001 - £400,000	£500
£400,001 - £450,000	£525
£450,001 - £500,000	£550
£500,001 - £600,000	£570
£600,001 - £700,000	£650
£700,001 - £800,000	£740
£800,001 - £900,000	£800
£900,001 - £1,000,000	£900
£1,000,001 - £1,250,000	£1,000
£1,250,001 - £1,500,000	£1,100
£1,500,001 - £1,750,000	£1,250
£1,750,001 - £2,000,000	£1,350
£2,000,001 - £2,250,000	£1,500
£2,250,001 - £2,500,000	£1,650
£2,500,001 - £2,750,000	£1,800
£2,750,001 - £3,000,000	£1,950
£3,000,001 - £3,500,000	£2,100
£3,500,001 - £4,000,000	£2,250
£4,000,001 - £4,500,000	£2,400
£4,500,001 - £5,000,000	£2,550
Over £5,000,000	By negotiation

For some residential mortgage applications we are able to obtain a valuation without internal inspection of the property. Where this is possible we will charge a fee of £200. Your adviser will confirm if this fee is applicable.

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cbonline.co.uk

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