

TARIFF OF CHARGES

MARCH 2019



Bluestone Mortgages Limited is authorised and regulated by the Financial Conduct Authority.
Registered in England and Wales No. 2305213

Registered Office

First Floor, Melbourne House, 44-46 Aldwych, London WC2B 4LL

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This leaflet sets out the fees that you will, or may have to pay in advance of your mortgage completion or during the term of your mortgage. These fees are subject to regular review and may change during the term of your mortgage in accordance with your mortgage terms and conditions.

The fees and charges are inclusive of any applicable VAT.

Expenses and additional information

In accordance with Condition 5.11.1, you will pay us any expenses which we reasonably incur in connection with the mortgage when we ask for them. In particular, you will have to pay any cost or other expense, including legal and other professional fees or administrative and enforcement costs or disbursement that we pay to third parties (including legal expenses) whom we instruct to recover any money owed to us by you.

In accordance with Condition 5.11.2, if we have to pay any expenses to third parties, we will try to give you notice of the amount of the expenses, the nature of the service supplied by the third party and the date on which we have to pay the expenses within a reasonable time after we incur those expenses.

FEES YOU WILL HAVE TO PAY AS PART OF YOUR MORTGAGE APPLICATION		
Fee	Amount	What the fee covers
Valuation Fee	Varies	Obtaining for Bluestone's benefit, a valuation of the property to be mortgaged.
Telegraphic Transfer Fee	£35	Transferring money on completion of your mortgage by same day bank transfer, including charges levied by our bank.
Arrangement Fee	Varies	Completing your mortgage, as detailed in your Mortgage Offer.
Legal Fee	Varies	Legal work your solicitor carries out in respect of your mortgage. Your solicitor will confirm the amount of the fee to you.

Please see your Key Facts Illustration for more information.

FEES YOU MAY HAVE TO PAY DURING THE COURSE OF YOUR MORTGAGE		
Fee	Amount	What the fee covers
Re-inspection Fee	£96	Arranging a re-inspection of a property to confirm that agreed works have been completed.
Re-valuation Fee	£132	Arranging an up to date valuation of your property.

FEES FOR PROVIDING INFORMATION

Fee	Amount	What the fee covers
Mortgage Reference Fee	£50	Preparing and supplying information about your mortgage to another lender.
Duplicate/Interim Statement Fee	Free	Requesting a copy of a previous mortgage statement of your account.
Request For Legal Docs	Free	Copies of original documents relating to your mortgage application and completion.

FEES FOR MAKING CHANGES TO YOUR MORTGAGE

Fee	Amount	What the fee covers
Consent to a Second Charge Fee	£50	Assessing your application to register a second charge on your mortgage. For example if you decide to borrow money from another lender who requires a charge over your property.
Postponement of a Second Charge Fee	£50	Preparing and sealing a Deed of Postponement. This is required when you apply for an additional loan from us and you already have a second charge registered against your property with another lender.
Change to your Mortgage Term Fee	£75	Assessing your application to change your mortgage term, supplying documents and making changes to your mortgage.
Transfer of Equity/Ownership Fee	£140	Preparing title deeds, sealing the transfer deed and working with your solicitor to add or remove a party from the mortgage. For example changing the mortgage from joint names to sole name.
Letting your Property Fee	£50 + 0.50% loading	Assessing an application to let your residential property. Our agreement is required before you let your property, and if we agree, conditions will be attached to that agreement which may include you agreeing to an increase in the interest rate.
Variation of Security Fee	£100	Processing a request to vary our security, vary a lease or release part of the security. For example if you request to sell off part of the security. This includes checking the deeds, arranging for legal documents to be signed and amending our records. If you want to sell off part of the security you may also be charged a Re-valuation Fee referred to above.
Redemption Administration Fee	£125 (£185 in Scotland)	Discharging your mortgage, which includes completing all documents required by the Land Registry to release our charge after you have repaid your mortgage in full.
Capital Repayment/Early Repayment Charges	Varies	Some mortgage accounts carry an early repayment charge if capital or early repayments are made. Information about any regarding such charges are specified in your Mortgage Offer, our General Terms and Conditions or the Deed of Variation.

FEES YOU MAY HAVE TO PAY IF YOU FAIL TO MEET YOUR REPAYMENTS

Fee	Amount	What the fee covers
Monthly Arrears Fee	£50	The monthly cost of administering an account whilst it remains in arrears. This fee applies to arrears of one month or more and will not be charged where an agreed arrangement is in place and being adhered to.
Field Agent Visit Fee	£110	Instructing a field agent to visit your home if we have been unable to contact you.
Field Agent Visit Cancellation Fee	£30	Cancelling a Field Agent Visit.
Unpaid Ground Rent/Service Charge Fee	£70	Administering payment of ground rent or service charge on your behalf in order to prevent forfeiture of the lease. If we do agree to pay the outstanding ground rent or service charge, this amount will be debited to your mortgage account.
Monthly Property in Receivership Fee	£50	Administering your account when the property has been taken into Receivership.
Monthly Property in Possession Administration Fee	£50	Administering your account where the property has been taken into possession. This includes but is not limited to, as a result of an Order of the Court, voluntary surrender or where a mortgaged property has been abandoned. This does not cover solicitors' costs or disbursements.
Tracing Customers Fee	£35	If we require to commence investigations to locate you in the event of no contact or returned mail.

Additional Charges linked to Arrears Administration

With the limited exceptions included in the fees detailed above, Bluestone will not apply fees to your mortgage account in respect of our activity. However, we will occasionally need to employ the services of external specialists in connection with services which have variable costs, and cannot be expressed as a fixed fee (e.g. Solicitors charges in respect of defended possession actions). In this situation Bluestone policy is to apply the amount charged by external specialists - e.g. Solicitors charges - to your account. These fees (if applicable) are shown on your statement as Solicitors Invoice.

Additional Charges linked to Receiver Appointment

Charges (usually made, instructed or approved by the Receiver) can include but are not limited to: contractor charges for security, maintenance, repair, and tenant security; conveyancing; insurance; estate agency charges for rental and/or sale of the property; advertising; valuations and disbursements. In this situation Bluestone policy is to apply the amount charged by external specialists - e.g. property maintenance companies - to your account. These fees (if applicable) are shown on your statement as LPA Receive Invoice.

To avoid incurring additional costs, we strongly urge you to contact us if at any stage you are having difficulties maintaining your mortgage repayments.

Get in touch if you need this document in Braille, large print or audio tape

W bluestone.co.uk | **T** 0800 368 1833

Lines open 9.00am - 5.30pm Monday to Friday. Calls may be recorded.

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