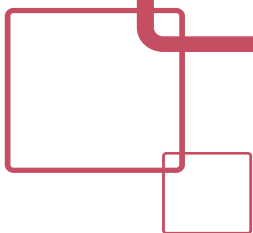


# Mortgages

Tariff guide



Heritable Bank

## General guidance

You will be responsible for any fees and charges from the time that they are incurred. We will normally add them to the account to which they relate where they will accrue interest from the date they are added. You can avoid paying the extra interest providing that you repay the fees and charges as soon as we tell you about them.

The following are the most common associated fees and charges. Fees for services not referred to in this tariff will be advised on request, at the time when the service is offered or before it has been provided.

## Valuation fees

We may seek a formal valuation(s) of each property held as security for your loan if your Mortgage Account(s) falls two or more months into arrears. This will be used to assess your loan and the valuation report(s) will be for our benefit only.

Valuation fees are based on the current market value of the property, as detailed in the valuation report. The valuer will usually provide a figure for the reinstatement value of the property - and this is the minimum sum for which the building must be insured.

For semi-commercial valuations, please note the fee may be higher.

| Property Value        | Standard Valuation fee |
|-----------------------|------------------------|
| Up to £100,000        | £125                   |
| £100,001-£150,000     | £150                   |
| £150,001-£200,000     | £190                   |
| £200,001-£300,000     | £215                   |
| £300,001-£400,000     | £265                   |
| £400,001-£500,000     | £315                   |
| £500,001-£600,000     | £415                   |
| £600,001-£700,000     | £515                   |
| £700,001-£800,000     | £615                   |
| £800,001-£900,000     | £675                   |
| £900,001-£1,000,000   | £740                   |
| £1,000,001-£1,500,000 | £880                   |
| £1,500,001-£2,000,000 | £1020                  |
| £2,000,001-£2,500,000 | £1220                  |
| £2,500,001-£3,000,000 | £1420                  |
| £3,000,001+           | by negotiation         |

## Early repayment charges

If you decide to repay all or part of your mortgage early, an early repayment charge may be payable. This charge is calculated as a percentage of that part of the loan which is redeemed. Any early repayment charge will be clearly shown within the Offer of Mortgage.

If you take a special mortgage arrangement (i.e. a fixed rate) during the term of the mortgage then any early repayment charge applicable will also be clearly shown.

Each year, you may repay up to 10% of the balance outstanding at the previous anniversary date of the mortgage without incurring any early repayment charges.

| Redemption service   | Charge    |
|--|-----------|
| Redemption administration (per property)<br>(early repayment charges may also apply, see above)      | £150      |
| Part Redemption administration<br>(including payments made within annual 10% early repayment option) | £50       |
| Redemption discharge (per property)<br>(where your own solicitor is not instructed)                  | £250      |
| Deeds Handling (as shown overleaf)   | £40 + VAT |

## Mortgage account services

### Account fees

| Item  | Charge            |
|---|-------------------|
| Unpaid item (cheques, direct debits etc)  | £37.50            |
| Payments<br>If you do not pay us by Direct Debit, as required in the Mortgage Conditions, we may apply a monthly charge.  | £25 per month     |
| Advance made by Electronic Fund Transfer  | £30               |
| Copy of Title Documentation (per property)  | £30               |
| Deeds Handling (per property)<br>This is charged each time we send out the Title Deeds upon receipt of a written request. | £40 + VAT         |
| Copy loan statements  | £10 per statement |

## Mortgage account services (continued)

### Changes to mortgage terms

|  |  |
|--|--|
| <p><b>Repayment method</b><br/>For example, if you currently have an interest-only mortgage and request to alter it to a repayment mortgage then we will make a charge to cover the administration cost.</p>   | £50  |
| <p><b>Change of loan term</b><br/>For example, if you wish to reduce or extend the term of the loan we will make a charge to cover the administration cost.</p>  | £25  |
| <p><b>Involuntary transfer to a Repayment Mortgage</b><br/>If you have an interest-only mortgage with us but you do not have a suitable repayment vehicle in place e.g. endowment policy, we may transfer your mortgage to a repayment mortgage and make a charge to cover our administration costs.</p> | £50  |
| <p><b>Release or Surrender of a Life Policy</b><br/>If you request release or surrender of a life policy, that is designed to pay off your mortgage we will make a charge to cover our administration costs.</p>   | £25  |
| <p><b>Product switch fee</b><br/>If you decide to switch all or part of your mortgage from one interest rate type to another, we will charge an administration fee (N.B Early repayment charges may apply).</p>  | £399   |
| <p><b>Other</b><br/>We may make a charge to cover the administration costs of other changes made to your mortgage or other services provided, for example, release of security/transfer of equity. If a fee applies, you will be given prior notification of these charges.</p>                          | Available on request                             |
| <p><b>Extension of loan term</b><br/>Where the original term had expired and we are willing to extend the term.</p>  | 0.5% of loan                                     |
| <p><b>Financial References</b><br/>If you apply to another lender for a mortgage or loan they will often apply to us for a reference. We make a charge for this,.</p>  | £40 + VAT  |
| <p><b>Standard Audit Enquiries (accountant's reference etc)</b></p>  | £40 + VAT  |
| <p><b>Second mortgage questionnaire</b><br/>If you are considering taking out a second mortgage elsewhere, the company you are applying to may want to check with us how you have conducted your existing mortgage. They will normally do this in the form of a questionnaire and we complete it.</p>    | £50 + VAT  |
| <p><b>Transfer of Equity</b><br/>If you wish to add or remove a party from your mortgage then we must be sure that the mortgage payment can still be met by the remaining parties to the mortgage and that the mortgage and Title documents have been properly amended.</p>                              | £100   |
| <p><b>Letting your home (with prior agreement)</b><br/>We charge if you apply to let out your property. Your interest rate may increase by up to the maximum amounts shown. Please contact us at the time to discuss your circumstances and we will confirm the actual charges at that time.</p>         |  |
| <p><b>Fee:</b><br/><b>Additional interest:</b><br/>NB: You will need to advise your insurance company of this.</p>   | Up to 0.5% of the loan<br>Up to 1.5%             |
| <p><b>Buy to Let</b><br/>Approval of new tenancy agreement</p>   | £50  |
| <p><b>Release of property</b><br/>We will make a charge should you wish to release or substitute a property which forms part of our security.</p>  | £150   |
| <p><b>Approval of Property and/or Lease related documents</b></p>  | £85 + VAT  |
| <p><b>Approval of Legal Documents</b><br/>We will charge an administration fee if it is necessary for us to approve legal documents e.g. Deed of Variation.</p>  | We will provide details of the fee to be charged |

## Accounts in arrears or breach of Mortgages Conditions

| Item                         | Charge   |
|------------------------------|--|
| Arrears letter               | £50  |
| Legal Administration Charges | We will send you details of the charges when the account(s) is passed to our solicitors. |

Interest is charged on all outstanding arrears at the rate of interest applicable to that account. We may charge additional interest on buy to let loans which are in arrears.

## Litigation fees

Our solicitors will confirm the exact costs to you, however the following fees and charges give an indication of the costs that can be incurred. Please note that the costs vary on a case by case basis.

### Pre-action and Possession Orders

|  |      |
|--|------|
| Pre-action Letter  | £40  |
| Issue proceedings  | £330 |
| Letter to occupiers  | £25  |
| Draft witness statement and instruction of agent   | £150 |
| Agent's fee on hearing<br>NB: This is subject to adjustment if the hearing is longer than expected | £90  |
| HB Land Registry fee   | £13  |

### Proceedings adjourned prior to preparation of Witness Statement

|                           |      |
|---------------------------|------|
| Preparing claim for issue | £270 |
| Applying for adjournment  | £25  |
| Court adjournment fee     | £40  |

### Issuing Warrants

|  |     |
|--|-----|
| Warrant                                      | £60 |
| Court Warrant Fee                            | £95 |
| Application to suspend Warrant               | £90 |
| Agent fee for Application to suspend Warrant | £90 |

### Miscellaneous

|   |                 |
|---|-----------------|
| Deed of Appointment and Acceptance of Appointment of LPA Receiver | £50             |
| Letter to LPA Receiver  | £20             |
| Office Copy Entries and Plan                                      | £28 (Per Title) |
| Application to restore proceedings for hearing                    | £20             |
| Application to appoint PR/amend Particulars of Claim              | £50             |
| Court fee on Application  | £50             |

Any of the above fee types apply for an amount up to that shown (inclusive of VAT).

### Non-Standard Cases

When it is clear a matter has become 'non-standard' (e.g. a claim to possession is resisted; solicitors have been instructed etc.) and subject to the Bank's approval of such, we will notify you that the status of the matter has changed. Fees applied in non-standard cases will be calculated according to the time spent, levied at a flat rate of £175 per hour.

## Further information may be obtained from:

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Heritable Bank Plc (in Administration) whose registered address is Ernst & Young LLP, George House, 50 George Street, Glasgow, Lanarkshire, G2 1RR. Registered in Scotland No: 717. Trading Address: 8 Hill Street, Berkeley Square, London, W1J 5NG: +44 (0)333 200 4551 F: +44 (0)333 200 4552. Authorised and regulated by the Financial Services Authority and is on the FSA Register: 139207.

The Insolvency Practitioners Association authorises Patrick J Brazzill to act as an Insolvency Practitioner under section 390(2)(a) of the Insolvency Act 1986 and the Institute of Chartered Accountants of Scotland authorises Thomas M Burton to act as an Insolvency Practitioner under section 390(2)(a) of the Insolvency Act 1986. The Institute of Chartered Accountants in England and Wales authorises Alan R Bloom and Maggie E Mills to act as Insolvency Practitioners under section 390(2)(a) of the Insolvency Act 1986. The affairs, business and property of the Company are being managed by the Joint Administrators who act as agents of the Company only and without personal liability.

Heritable Bank's documentation is available in Braille, large print and audio versions.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**