

TARIFF OF MORTGAGE CHARGES

(Known at Accord Mortgages as Prime & Credit repair Loans Administration Fee Tariff)

Effective 23 January 2024

At Accord Mortgages we've been working closely with the mortgage industry's initiative, UK Finance (formerly 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, which are 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. This means we don't charge you these fees.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?																																								
You may have to pay some of these fees and charges before your first monthly payment, in order for us to release your mortgage funds																																										
Funds transfer fee	Electronically transferring the mortgage funds to our conveyancer.	£35																																								
Legal fee	You'll normally instruct a conveyancer 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 vary and are charged by the conveyancer directly to you unless we tell you that we'll contribute to the legal costs as part of your product deal.																																								
Product fee	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.	Typically ranging from £0 - £1845 Individual details are available on request.																																								
Reinspection 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 make after the work's carried out.	£35																																								
Valuation fee	<p>Charged for the lender's valuation report, which is used to calculate how much they'll lend you. This is separate from any valuation or survey of the property you might want to commission.</p> <p>The exact service you need will depend on which part of the UK you're in and will be payable to a third party provider.</p> <p>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p>	<table><tr><th colspan="2">Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)</th></tr><tr><td>£100,000</td><td>£105.00</td></tr><tr><td>£150,000</td><td>£127.00</td></tr><tr><td>£200,000</td><td>£149.00</td></tr><tr><td>£250,000</td><td>£171.00</td></tr><tr><td>£300,000</td><td>£196.00</td></tr><tr><td>£350,000</td><td>£240.00</td></tr><tr><td>£400,000</td><td>£240.00</td></tr><tr><td>£450,000</td><td>£283.00</td></tr><tr><td>£500,000</td><td>£283.00</td></tr><tr><td>£550,000</td><td>£327.00</td></tr><tr><td>£600,000</td><td>£327.00</td></tr><tr><td>£650,000</td><td>£374.00</td></tr><tr><td>£700,000</td><td>£374.00</td></tr><tr><td>£750,000</td><td>£418.00</td></tr><tr><td>£800,000</td><td>£418.00</td></tr><tr><td>£850,000</td><td>£461.00</td></tr><tr><td>£900,000</td><td>£461.00</td></tr><tr><td>£950,000</td><td>£505.00</td></tr><tr><td>£1,000,000</td><td>£505.00</td></tr></table>	Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)		£100,000	£105.00	£150,000	£127.00	£200,000	£149.00	£250,000	£171.00	£300,000	£196.00	£350,000	£240.00	£400,000	£240.00	£450,000	£283.00	£500,000	£283.00	£550,000	£327.00	£600,000	£327.00	£650,000	£374.00	£700,000	£374.00	£750,000	£418.00	£800,000	£418.00	£850,000	£461.00	£900,000	£461.00	£950,000	£505.00	£1,000,000	£505.00
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Valuation fee	<p>Charged for the lender's valuation report which is used to calculate how much they'll lend you. This is separate from any valuation or survey of the property you might want to commission.</p> <p>The exact service you need will depend on which part of the UK you're in and will be payable to a third party provider.</p> <p>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p>	Mortgage valuation reports (including mortgage valuations, Remortgage and Rental assessment)	
		£1,200,000	£596.00
		£1,400,000	£683.00
		£1,600,000	£774.00
		£1,800,000	£861.00
		£2,000,000	£952.00
		£2,200,000	£1,039.00
		£2,400,000	£1,130.00
		£2,600,000	£1,217.00
		£2,800,000	£1,308.00
		£3,000,000	£1,395.00
		£3,500,000	£1,486.00
		£4,000,000	£1,577.00
		£4,500,000	£1,664.00
		£5,000,000	£1,755.00
		£6,000,000	£2,046.00
		£7,000,000	£2,337.00
		£8,000,000	£2,627.00
		£9,000,000	£2,918.00
		£10,000,000	£3,209.00
		£11,000,000	£3,499.00
		£12,000,000	£3,790.00
		£13,000,000	£4,081.00
		£14,000,000	£4,371.00
		£15,000,000	£4,662.00
Property assessment fee	This is a valuation of a property which is carried out without an internal inspection. This valuation type is applicable subject to meeting our lending criteria.	£71	

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
If you ask us for extra documentation and/or services beyond the standard management of your account		
Duplicate statement fee	Requesting a copy of a previous mortgage statement. It might be paid for you or by another lender.	£11
Request for certificate of interest paid (for each year) fee	Requesting a certificate of interest paid.	£11
Breakdown of transaction	Requesting a breakdown of payments on a mortgage account.	£9

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NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
If you change your mortgage If you change to a new mortgage product, the 'Before your first monthly payment' fees mentioned in the first section may also apply at this stage.		
Product fee	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.	Typically ranging from £0 - £1845 Individual details are available on request.
Early repayment charge	You may have to pay this if: <ul style="list-style-type: none"> You overpay more than your mortgage terms allow or You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate). 	Please refer to your offer document.
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.	£55
Revaluation fee	You can request a revaluation of your property to find out your current loan-to-value, if you believe that your property's current value is different to the estimated valuation on our records.	£70
Consent to let fee Also called 'property letting fee'	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement. This means we agree to you letting out your property for a set period within your existing owner occupier mortgage.	£60 The mortgage interest rate will also be increased by up to 1% where the account holder(s) have agreed the terms of an authorised let with us. Where an account holder(s) lets the property and hasn't agreed with us an authorised let, a loading of up to 2% will be applied to the mortgage interest on their account.
Giving you a reference	Charged if another lender asks us for a mortgage reference, such as how you've managed your account with us. We'll only supply this if you've given us permission.	£27
Consent to second/subsequent charge	Charged for adding a second/subsequent charge, with another lender, to your property.	£11
Change of parties administration fee	Transfer of Equity: Our administrative costs of adding or removing someone (a 'party') on the mortgage.	£180
	Change to Non-Owner Borrower: Our administrative costs of swapping the Non-Owner Borrower on the mortgage.	

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We understand that sometimes you may face some financial difficulties. If you're unable to make your mortgage payments, you may incur some charges.

Some charges apply at the early stages of non-payment (arrears).

Other charges, for example relating to repossession/litigation of the property, will apply later in the process and will be dependent on your circumstances, so they are not included here. All arrears management, litigation and possession fees are for properties in England and Wales. Fees will vary for properties in Northern Ireland and Scotland.

The fees shown for arrears management, litigation and possession fees are all subject to VAT. These fees will be added to your mortgage balance and will accrue interest which is you are responsible for paying.

Don't forget that we're here to help, so if you're having trouble making your mortgage payments call us on **0800 138 2401**.

Third party field agents appointment	An appointment for a representative of ours who visits you at home to discuss your mortgage account, financial position and circumstances.	£120 + VAT
Missed third party field agents appointment	A cancelled or missed appointment with a field agent.	£80 + VAT
Property inspection	Property inspection to identify occupancy and/or property condition.	£80 + VAT
Payment of unpaid ground rent/rent arrears/service charges	When we have to communicate with you and/or your landlord regarding outstanding ground rent, service charges or other rent due under the lease, in order to protect the security for the loan.	£20

Ending your mortgage term

Early repayment charge	You may be charged this if you repay your mortgage in full before your mortgage product term ends.	Please refer to your offer document.
Mortgage exit fee Also called 'mortgage fee'	<p>You may have to pay this if:</p> <ul style="list-style-type: none">• You repay the mortgage in full before the end of the mortgage term• You remortgage to another lender or• You transfer your mortgage product from one property to another. <p>This is payable before the end of your mortgage term if you refinance the loan to another lender or another property (known as 'redemption').</p> <p>You may be charged a separate fee by your conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p> <p>This fee does not apply when your mortgage term naturally comes to an end.</p>	Please refer to your offer document.

Offset Savings Account – charges and fees

These are the fees and charges you may have to pay when using an Offset Savings Account linked to your mortgage

CHAPS payment fee	An electronic payment which usually arrives on the same day provided requests are received by 12pm Monday to Friday	£23.50
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Our printed material is available in alternative formats e.g. large print, braille or audio. Please call us on **0345 1200 872**.

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All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. Calls to 03 numbers are charged at the same standard network rate as 01 or 02 landline numbers, even when calling from a mobile. Calls to 0800 numbers are free of charge from a landline or mobile.