

# Roll-Up Lifetime Mortgage

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Tariff of Charges



## Roll-Up Lifetime Mortgage – Tariff of Charges

This is the current **tariff** of fees and charges which applies to, and forms part of, the **mortgage documents** between **you** and **us** until it is changed by **us** from time to time in accordance with the Hodge Lifetime Roll-up Lifetime Mortgage General Conditions forming part of those **mortgage documents**. Expressions in this **tariff** have the meanings given to them in those **mortgage documents**.

This **tariff** sets out fees and charges **we** will make for a number of operations, circumstances or events. **We** may charge additional fees or charges for other operations, circumstances or events in line with the **mortgage documents** (as permitted by applicable law). When looking at the fees that other firms charge, **you** may notice some that don't appear in this **tariff**. This means **we** don't charge **you** these fees. In this **tariff**, unless stated otherwise, VAT is included.

If **you** have any questions regarding the fees or charges **you** could incur, please contact **us** on 0800 731 4076, or [info@hodgelifetime.co.uk](mailto:info@hodgelifetime.co.uk)

### Application and completion fees

Name of charge	Purpose	Amount
Funds transfer fee	Electronically transferring the mortgage funds to <b>you</b> or <b>your</b> solicitor.	£30
Legal fee	<b>You</b> will instruct a solicitor to act on <b>your</b> behalf in connection with the mortgage <b>advance</b> transaction. <b>You</b> may be required to pay their legal fees and costs as part of their work on <b>your</b> behalf. These fees/costs are normally charged by the solicitor directly to <b>you</b> , unless <b>we</b> tell <b>you</b> that <b>we</b> will contribute to the legal costs as part of <b>your</b> product deal.	Variable Please check directly with <b>your</b> solicitor
Product fee	This is charged on some <b>advances</b> as part of the deal. It can be paid up-front or added to the total mortgage amount. If <b>you</b> add it to <b>your</b> mortgage, <b>you</b> 'll pay interest on it at the same rate as the rest of <b>your</b> borrowing. It might be a flat fee, or a percentage of the loan amount.	Variable Please check <b>your mortgage offer</b>
Valuation fee	A lender's valuation report in respect of <b>your mortgage property</b> , which is used to work out how much <b>we</b> might offer to lend <b>you</b> . This is separate from any valuation or survey of the <b>mortgage property you</b> might want to commission.  There are other homebuyers or structural survey options available to <b>you</b> at a cost and there may be different approaches in different parts of the UK.  Some mortgage <b>advances</b> include free valuations – <b>your mortgage offer</b> will tell <b>you</b> if this is the case.	Property value up to: £100k: £210 £150k: £230 £200k: £250 £250k: £270 £300k: £310 £350k: £345 £400k: £395 £450k: £420 £500k: £445 £600k: £535 £700k: £635 £800k: £700 £900k: £760 £1m: £875  Please contact <b>us</b> in advance to find out the fee payable for properties in excess of £1 million.

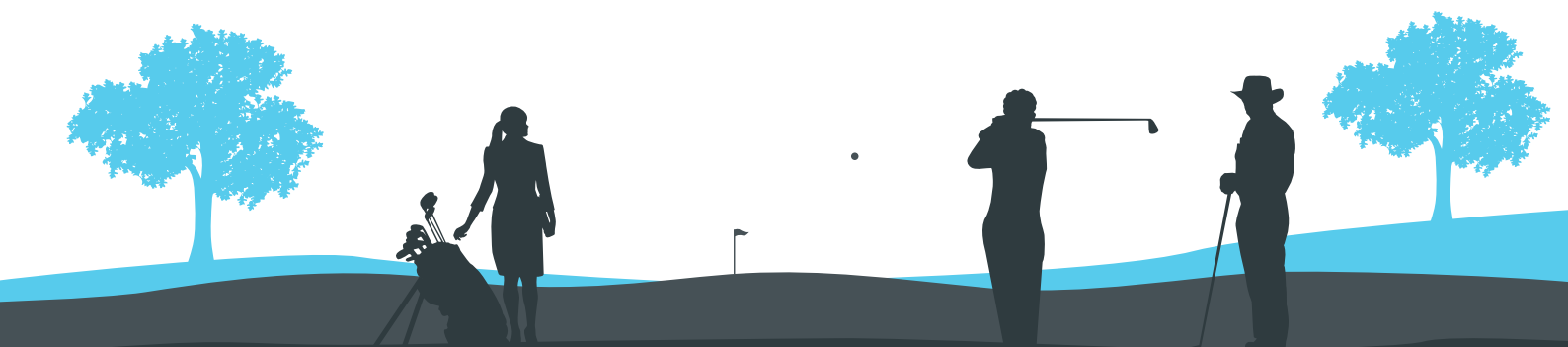
## Fees for making changes to your mortgage

Name of charge	Purpose	Amount
Early repayment charge (changing <b>your</b> mortgage)	<p><b>You</b> may have to pay this if:</p> <ul style="list-style-type: none"> <li>• <b>You</b> make an early repayment in excess of the amount the <b>mortgage offer</b> allows;</li> <li>• <b>You</b> switch mortgage product or lender during a special rate period (e.g. while <b>you</b>'re on a fixed or tracker interest rate)</li> </ul>	Variable – refer to <b>your mortgage offer</b>
Partial release of property fee	<p>Payable if <b>you</b> want to remove part of the <b>mortgage property</b> or land from the mortgage.</p> <p>It covers administration costs, including executing the relevant legal deed and issuing letters of consent.</p>	£150
Change of parties administration fee	<p><b>Our</b> administrative costs of adding or removing someone (a 'party') from the <b>mortgage documents</b>.</p> <p><b>We</b> will also need to obtain a new valuation of <b>your mortgage property</b> and <b>you</b> must pay for this.</p> <p><b>You</b> will also be required to pay <b>our</b> legal costs in order to change the <b>mortgage documents</b>. These costs are variable, depending on the amount of work the solicitor has to do.</p>	£350
Porting fee	<p><b>Our</b> administrative costs of transferring the mortgage <b>advance</b> to a new property (when permitted under the <b>mortgage documents</b>).</p> <p><b>We</b> will also need to obtain a valuation of the new property and <b>you</b> must pay for this.</p> <p><b>You</b> will also be required to pay <b>our</b> legal costs in order to change the <b>mortgage documents</b>. These costs are variable, depending on the amount of work the solicitor has to do.</p>	£250
Occupier fee	<b>Our</b> legal costs to prepare an occupier's deed of consent.	£90
Subject access request	Providing information to <b>you</b> in response to a request <b>you</b> make under the Data Protection Act.	£10

## Fees for repaying your mortgage

Name of charge	Purpose	Amount
Early repayment charge (ending <b>your</b> mortgage)	<b>You</b> may be charged this if <b>you</b> repay <b>your</b> mortgage in full before the <b>mortgage period</b> ends.	Variable – refer to <b>your mortgage offer</b>
Mortgage exit fee	<p><b>You</b> may have to pay this if:</p> <ul style="list-style-type: none"> <li>• <b>your mortgage period</b> comes to an end;</li> <li>• <b>you</b> transfer an <b>advance</b> to another lender; or</li> <li>• <b>you</b> transfer an <b>advance</b> from one property to another.</li> </ul> <p>This is payable either at the end of the <b>mortgage period</b>, or before the end of <b>your mortgage period</b> if <b>you</b> transfer an <b>advance</b> to another lender or another property (known as 'redemption'). <b>You</b> may be charged a separate fee by <b>your</b> solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p>	£180

If **you** breach the **mortgage documents**, **you** will also be liable for the **expenses** incurred by **us** or any receiver in dealing with and/or remedying that breach.



## Get in touch

Freephone: 0800 731 4076

Hodge Lifetime, One Central Square, Cardiff, CF10 1FS

[www.hodgelifetime.co.uk](http://www.hodgelifetime.co.uk)

Hodge Lifetime is a trading name of Julian Hodge Bank Limited which is registered in England and Wales (No. 743437). It is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Its registered office is One Central Square, Cardiff, CF10 1FS.

