

Bridging and Development tariff of mortgage fees and charges

At LendInvest we want our fees and charges to be transparent and easy to understand. Our tariff of charges adopts good practice principles and allows you to compare mortgages.

When looking at the fees that other firms charge, you may notice some that do not appear in our tariff (below). This means we do not charge you these fees.

Before your first monthly payment

These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of charge	What is this charge for?	How much is this charge?
Valuation fee	Charged for the LendInvest valuation report, which is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission.	Valuation cost
Funds transfer fee	Charged for electronically transferring the mortgage funds to you or your solicitor.	£25
Legal fee	We will instruct a solicitor to act on our behalf in connection with your mortgage. You will be required to pay their legal fees and costs as part of their work on behalf of LendInvest. These fees/charges are normally charged by the solicitor direct to you and will be in addition to the charges made by the solicitor acting for you.	Variable
Arrangement fee	Charged for arranging and completing your mortgage and deducted from the gross advance on completion. This fee may be shared with the intermediary who introduced you to LendInvest.	As shown in the letter of offer
Insurance fee	Charged for arranging general insurance relating to the security for the mortgage and deducted from the gross advance on completion.	As shown in the letter of offer
Re-inspector fee	Charged if your mortgage is released in stages and you're using it to renovate the property. This covers the new valuation we need to do after the work's carried out.	Valuation cost
Quantity surveyor (QS) fee	If significant work or property development is being carried out. This cost relates to the QS report at application to assess the viability of the loan application. The fee is paid directly to the QS.	As agreed with the QS
Monitoring oversight fee	A fee charged to assess and monitor refurbishment works that are to be carried out on a property. This fee is paid to LendInvest when the application is submitted.	£1250
Title Insurance fee	Charged if LendInvest has agreed in the Offer to arrange Title Insurance to avoid the need for standard conveyancing title and other property related searches.	As shown in the letter of offer

If you change your mortgage

i NB If you change to another mortgage product other fees may also apply.

Please note that in certain circumstances a solicitor will be required to act for LendInvest and where appropriate their fees will be payable by you in addition to the fees noted below.

Name of charge	What is this charge for?	How much is this charge?
Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£125
Consent to lease fee	LendInvest charge for considering a new consent to lease agreement.	£125
HM Land Registry search fee	Charged when completing a Land Registry search of the security property in connection with a request to extend or amend the mortgage.	£10
Further advance fee	LendInvest charge for considering a request for additional lending.	1% of the further advance
Giving you a reference	Charged if another lender/third party 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.	£50
Partial release of property fee	Charged if you wish to remove part of the property or land from the mortgage.	£125
Drive-by valuation	Valuation costs incurred for a required external appraisal of the property will be charged to the account.	Valuation costs
Re-inspection fee	Charged if your mortgage is released in stages and you are using the funds to renovate the property. This covers the new valuation we require after the work is carried out.	Valuation costs
Revaluation fee	Charged when a revaluation of the property is required after the initial valuation.	Valuation costs
Quantity Surveyor fee (QS)	If significant work or property development is being carried out. This cost relates to the QS monitoring report(s) that are required to support further drawdowns of the facility. The fee is paid directly to the QS.	As agreed with the QS
Early repayment charge	You may have to pay this if: <ul style="list-style-type: none"> · You overpay more than your mortgage terms allow; · You repay the mortgage in full before the end of the period in which the early repayment charge is due 	As per facility/ offer letter
Funds transfer fee	Charged for electronically transferring the mortgage funds to you or your solicitor when additional mortgage funds are released after completion.	£25

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, like those covering unpaid/returned Direct Debits, standing orders or cheques, occur at the early stages of your inability to pay (arrears). Other charges, like those relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Name of charge	What is this charge for?	How much is this charge?
Monthly arrears fee	This is a monthly fee in respect of administering your mortgage if you fall one or more months behind with your payments and no arrangement is in place to clear the outstanding payments.	£180 p/m
Unpaid / returned direct debit / cheque	Charged when your nominated bank rejects a direct debit collection or your payment is returned unpaid by your bank.	£25
Field agent counseling fee	Charged when a field agent visits your address to discuss your financial circumstances and your proposals for the repayment of the outstanding monies. This charge is per visit.	£192
	Field Agent Abortive Fee: Charged when an instruction for a Field Agent visit or Property/occupancy check is withdrawn after contact attempts have been made.	£72 (£60 +VAT)
Property/occupancy check	Charged when the account is in default and it is necessary to instruct a field agent to visit the property to establish the occupants and/or condition of the property. This charge is per visit.	£192
	Field Agent Abortive Fee: Charged when an instruction for a Field Agent visit or Property/occupancy check is withdrawn after contact attempts have been made.	£72 (£60 +VAT)
Unpaid ground rent/ service charge fee	Charged for our administrative costs when we make payment of ground rent, service charges or any other charge in relation to the security property (in addition to the fee or charge paid).	£65
Solicitors' charges for acting in repossession or receivership	The legal fees for the repossession and subsequent sale of the property.	Variable
LPA receiver charges	Charges for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Variable
Agents maintenance and sale costs	Charges relating to the agent's costs for the maintenance and sale of a repossessed property.	Variable

Ending your mortgage term

Name of charge	What is this charge for?	How much is this charge?
Solicitors charges acting on redemption of facility	Solicitors charge in respect of work to redeem the legal charge and deal with the redemption funds.	Variable
Minimum interest charge	Payable only if the interest accrued at the redemption date of the loan is less than the amount of minimum interest stated in the offer. The amount payable is the difference between the actual interest paid at the redemption and the minimum amount stated in the offer.	As shown in the letter of offer
Development Finance loan - exit fee	A fee charged as part of a development finance facility arrangement and paid when the loan is repaid.	As shown in the letter of offer
Change of term (authorised) fee	Charged when a first extension is granted. (If the extension is granted, this fee must be paid in advance of the extension coming into effect).	1% of the loan balance
	Charged when a second or subsequent extension is granted. (If the extension is granted, this fee must be paid in advance of the extension coming into effect).	1.5% of the loan balance
Change of term (unauthorised) fee	Charged if a mortgage has not been redeemed in full by the end of the latest contracted mortgage term and no formal extension request or other arrangement has been agreed.	1.25% of the loan balance
Redemption fee/ discharge/sealing fee	LendInvest's charge for releasing its charge and dealing with your solicitors to repay the loan.	£200

This is a list of charges which you may have to pay in relation to the administration of your mortgage. A copy of this is available on our website.

The above costs are not exhaustive and may vary according to the complexity and details of each case. You will have to pay any costs we pay to third parties (e.g. associates, solicitors, asset managers, receivers, courts, etc.) that we may instruct to recover any money owed to us, or to create or protect our security, or in any other exercise of our legal rights. If we apply any other fee to cover administration costs in relation to your mortgage with us we will give you reasonable notice, stating the amount of the fee, the nature of the works covered by it and the date on which we will add the fee to your mortgage.

Charges may be subject to variation in accordance with the terms and conditions of your mortgage.

These charges are inclusive of VAT where applicable.