

# Buy-to-Let 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?
<b>Valuation fee (not portfolio valuations)</b>	Our 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.	As per the fee scale available on our website
<b>Application fee</b>	The charge for initial assessment and underwriting of your mortgage application.	£150
<b>Funds transfer fee</b>	Electronically transferring the mortgage funds to you or your solicitor on completion of your loan.	£25
<b>Legal fee - joint representation</b>	If LendInvest agrees to use your selected solicitor for the legal work in connection with the mortgage you will be required to pay their legal fees and costs as part of their work for and 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 for acting for you.	Variable
<b>Legal fee - separate representation</b>	We will instruct a solicitor to act on our behalf in connection with your mortgage if we cannot accept your chosen solicitor. You will be required to pay their legal fees and costs as part of their work on behalf on 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
<b>Arrangement Fee - LendInvest</b>	For arranging and completing your mortgage. This fee will be deducted from the gross advance on completion. This fee may be shared with the intermediary who introduced you to LendInvest.	As shown in your Mortgage Offer
<b>Re-Inspection fee</b>	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.	£150

Name of charge	What is this charge for?	How much is this charge?
<b>Expired offer fee</b>	This fee will be charged if your mortgage does not complete within the 'Acceptance Period' shown in the mortgage offer and you request a new mortgage from us. This fee is payable when the new offer is requested and is to cover the cost of additional underwriting and administration. The fee is non refundable and does not guarantee a new offer will be issued.	£250
<b>Title Insurance fee</b>	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 your Mortgage Offer

## If you ask us for extra documentation and/or services beyond the standard management of your account

Name of charge	What is this charge for?	How much is this charge?
<b>Request for Legal documentation</b>	Copies of any original documents relating to your mortgage e.g. title deeds that you ask for. This includes copies of any documentation relating to your mortgage account.	£25
<b>Breakdown of account</b>	Charged to cover the administration if you require copies of any documentation relating to your account.	£50

## If you change your mortgage

If we agree that you may change to another mortgage product the 'before your first monthly payment' fees may also apply at this stage.

Name of charge	What is this charge for?	How much is this charge?
<b>Change of parties administration fee</b>	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£200
<b>Consent to let fee</b>	You will pay this charge for each 'consent to let' agreement LendInvest requests to check as part of its terms and conditions.	£150

Name of charge	What is this charge for?	How much is this charge?
<b>HM Land Registry search fee</b>	When completing a Land Registry Search of the security property in connection with a request to extend or amend the mortgage.	£15
<b>Giving you a reference</b>	If another lender/3rd 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.	£100
<b>Consent to second charge</b>	Charged to cover the additional administration costs when consent to a second charge is requested by a third party.	£125 Other fees may apply such and legal and valuation fees
<b>Partial release of property fee</b>	This fee is payable to us if you wish 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.	£200 Other fees may apply such and legal and valuation fees
<b>Legal administration fee</b>	This is the minimum fee charged to cover the additional administration costs associated with the preparation and execution of any legal documentation as required including:- Deed of Exchange, Deed of Postponement, Deed of Variation e.g. variation to the lease, Deed of Grant e.g. rights of way, Deed of Easement, Deed of Substituted Agreement e.g. consent to change the use of part of the property, Local Authority Planning Agreement, Deed of Release, recording.	£200
<b>Drive-By Valuation</b>	Valuation costs incurred for a required external appraisal of the property will be charged to the account.	£80
<b>Re-Inspection fee</b>	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.	£150
<b>Revaluation fee</b>	Charged when a revaluation of the property is required after the initial valuation.	Variable depending on purchase price/ valuation
<b>Early Repayment Charge</b>	You may have to pay this if: <ul style="list-style-type: none"> <li>You overpay more than your mortgage terms allow;</li> <li>You repay the mortgage in full before the end of the period in which the Early Repayment Charge is due</li> </ul>	As shown in your Mortgage Offer
<b>Lender Interest Only insurance fee</b>	Charged to cover the cost of third party insurance to protect our secured interest in your property when we have not been provided with evidence that you have your own Building Insurance Cover. This is charged monthly and is based upon the outstanding balance of your mortgage. We will advise you of the amount payable.	Variable
	<b>Administration Fee:</b> This fee is charged to cover the additional administration costs where we have not been provided with evidence that you have your own Buildings Insurance cover in place.	£50

## 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, for example those covering unpaid / returned direct debits, standing orders or cheques, occur at the early stages of your inability to pay (arrears). Other charges, for example, 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?
<b>Monthly arrears fee</b>	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.	£65
<b>Unpaid / returned direct debit / cheque</b>	Charged when your nominated bank rejects a direct debit collection or your payment is returned unpaid by your bank.	£25
<b>Field agent counseling fee</b>	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.	£144 (£120 +VAT)
	<b>Field Agent Abortive Fee:</b> In circumstances where costs have been incurred and the field agent is unable to achieve the objective of the site visit an abortive fee may be charged.	£72 (£60 +VAT)
<b>Property/Occupancy Check</b>	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.	£144 (£120 +VAT)
	<b>Field Agent Abortive Fee:</b> In circumstances where costs have been incurred and the field agent is unable to achieve the objective of the site visit an abortive fee may be charged	£72 (£60 +VAT)
<b>Unpaid Ground Rent/ Service Charge Fee</b>	Our administrative costs when we make payment of Ground Rent, Service Charges or any other charges in relation to the security property (in addition to the fee or charge paid).	£150
<b>Appointing a receiver of rent</b>	Charged to cover the additional costs of appointing a receiver of rent.	£250
<b>Solicitors charges acting in Repossession or Receivership</b>	Our solicitor's legal fees for the repossession and subsequent sale of the property.	Variable
<b>LPA receiver charges</b>	Charges for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Variable
<b>Agent's/ Asset Managers maintenance and Sale Costs</b>	Charges relating to Agent's/ Asset Manager charges 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?
<b>Solicitors charges acting on redemption of facility</b>	LendInvest's solicitor's charge in respect of work to redeem the legal charge and deal with the redemption funds if your own solicitor does not meet our requirements.	Variable
<b>Exit and Redemption fee</b>	LendInvest's charge for releasing its charge and dealing with your solicitors to repay the loan.	£200
<b>Early Repayment Charge</b>	You may have to pay this if: <ul style="list-style-type: none"><li>· You overpay more than your mortgage terms allow;</li><li>· You repay the mortgage in full before the end of the period in which the Early Repayment Charge is due</li></ul>	As shown in your Mortgage Offer

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.