



Mortgage Tariff of Charges

Copies of the Society's current tariff for mortgages appear below and are also available to download from the Society website www.srbs.co.uk/mortgages/mortgage-tariff. Effective from 1st September 2018

Service	Charge	Note
Redemption Statement	£5	A redemption statement is issued free of charge upon request. However, a fee is charged for any 2 nd and subsequent request in a 12-month period.
Duplicate Mortgage Tax Certificate (for each year)	£5	Charged if you request a second or subsequent certificate of interest paid.
Duplicate Mortgage Statement	£5	Each year an annual statement is issued to all mortgage customers. If you request a duplicate of this statement, we charge this fee to cover the administration costs producing the statement again.
Unpaid Mortgage Cheque Fee	£15	This fee applies if your payment by cheque is returned by your bank.
Mortgage CHAPs Fee (funds transfer)	£25	A charge for electronically transferring the mortgage funds to you or your solicitor.
Unpaid Mortgage Fee(arrears)	£35	You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your mortgage account when you are in arrears. This covers charges in respect of your account if you fall behind with your payments.
Mortgage Exit Fee	£150	You may be charged this: <ul style="list-style-type: none"> • If you repay your mortgage in full before the mortgage term ends. • You re-mortgage to another lender • Transfer borrowing from one property to another You may be charged a separate fee by your solicitor or licensed qualified conveyancer for their work relating to the redemption of the mortgage and discharge of security. This fee does not apply when your mortgage term naturally comes to an end.
Partial Release of Property Fee	£25	Payable if you want to remove part of the property or land from the mortgage. It covers administration costs when issuing letters of consent.
Transfer of Equity	£175	This fee will be charged if you make a request for an amendment to the name or names on your mortgage.
Mortgage Questionnaire Fee	£35	To cover the cost of providing another lender with a reference.
Litigation Fee (commence legal action)	£35	If your account is referred to the Society's solicitors to instigate proceedings to recover arrears.
Change of Term Fee	£50	The fee covers the administration cost of assessing and amending the term on your mortgage account.
Change of Repayment method fee	£50	This fee covers the administration costs in transferring your account, or part of it from repayment to interest only or vice versa.
Land Registry Fee	Variable	When applying for a further advance, this covers the cost of Land Registry checks carried out by the Society.

Deed of Variation	£25	This charge is made whenever you request a variation to your existing mortgage terms and conditions, to which we agree.
Deeds Release Fee	£25	This fee applies should your solicitor request the release of the title deeds relating to your property.
Consent to Let Fee	£25	If you wish to let your house to another party, you will need to obtain the Society's permission. This fee covers the cost of approving the letting.
Property in Possession Fee	£200	When a repossessed property is sold by the Society, this charge will be made to the mortgage account to cover the Society's costs of administering the sale of the property. In addition, marketing and legal fees will also be incurred and charged to the borrower.
Copies of Title Deeds	£25	This charge covers the costs of supplying copy extracts from your title deeds or obtaining up to date details from the Land Registry for you.
Payment of Unpaid Ground Rent / Service Charges Letter	£80	When we have to communicate with you and/or your landlord regarding outstanding ground rent or service charges in order to protect the security for the loan.
Early Repayment Charge	Please refer to your mortgage offer	You may have to pay this if: <ul style="list-style-type: none"> • You overpay more than your mortgage terms allow • You switch mortgage product or lender during a special rate period
Application Fee	Variable	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).
Product Fee	Variable	This is charged on some mortgages as part of the deal.

This tariff is subject to change. If we adjust the charge for any service, we will give you 30 days' notice, in writing, at your current address in our records.

YOUR MORTGAGE IS SECURED ON YOUR HOME, WHICH MAY BE REPOSSESSED IF YOU DO NOT KEEP UP THE MORTGAGE REPAYMENTS. THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR HOME.

Contact us

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*Charges for calling 01 numbers are the same as for calls made to standard UK landline phone numbers. Calls from landlines may vary and calls from mobiles may cost considerably more. The actual cost you are charged will depend on your phone provider. If you are concerned, please contact them to get information about the cost of the call.

01785 223212* www.srbs.co.uk

The Stafford Railway Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Registered no 206063).

Our printed material is available in alternative formats. Please contact us in branch or call us on 01785 223212*.