

Tariff of Charges For Residential Mortgages



- 22 Re-Inspection Fee** £40.00
The fee covers the charge made by an independent valuer, to prepare a Report and Valuation of the property for HMS in order to enable the release of a retention or stage payment, or to update and out-of-date valuation. The fee is paid directly to HMS.
- 23 Further Advance** £135.00
This fee covers the charge made by an independent valuer, to prepare a Report and Valuation of the property for HMS (£60.00) and the necessary documentation and administration costs (£75.00). The fee is paid directly to HMS at the time the application is made..
- 24 Conversion of Repayment Type** £50.00
This fee is charged when your existing capital and interest mortgage is changed to an interest only mortgage, or vice versa. The fee is debited to your mortgage account.
- 25 High Percentage Loan Fee**
This fee is charged if you wish to borrow more than HMS's normal maximum loan (currently 75% of the valuation or purchase price (whichever is the lower) of your property). The fee is a single payment and varies according to the amount of money you wish to borrow. In certain circumstances you may be asked to pay this fee directly to HMS prior to completion, or HMS may pay the fee for you. Specific details of the fee will be provided in the Offer of Advance. Where the fee is to be added to the mortgage balance interest will be charged on it from the date of completion and the fee will be included in the balance on which your monthly payment is calculated.
- 26 Legal Fees**
HMS will instruct a legal representative to act for it to complete the legal documentation for the mortgage, any transfer subject to mortgage and (in some cases) further advances. These fees and charges will vary according to the nature of the transaction and the property mortgaged and will be payable directly to him by you.
- 27 Substitution of Life Assurance Policies** £50.00
This fee covers the cost of replacing the existing policy details with details of the new policy, and is debited to your mortgage account.
- 28 Deed of Postponement on Further Advance** £50.00
This fee is charged when a further advance is granted where a second mortgage in favour of another lender is postponed to HMS's further advance.

Charges will be effective from 1 April 2010

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS
ON YOUR MORTGAGE OR OTHER LOAN SECURED ON IT.**

Security will be required for any loan.

**Some telephone calls may be recorded and monitored to help maintain service quality*



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