

The Hanley Economic Building Society is closely involved in the mortgage industry's initiative with the Council of Mortgage Lenders and Which? to make our fees and charges easy for you to understand. Our tariff of charges fully reflects the initiative's good practice principles. The same document is being used across the industry to help customers compare mortgages. When looking at the fees that other firms charge, you may notice some that don't appear in our tariff (below). This means we don't charge you these fees.

When you will pay this charge	Name of charge	What the charge is for	How much is the charge?
Before your first monthly payment These are the fees and charges you may have to pay before we transfer your mortgage funds.	Account fee	Creating and managing your mortgage account. This might also include closing your mortgage account when your mortgage ends – the product details for your mortgage will tell you if this is the case.	Please refer to the individual Product Sheet
	Application fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	Please refer to the individual Product Sheet
	Funds transfer free (CHAPS)	Electronically transferring the mortgage funds to you or your solicitor. Guaranteed within 2 hours.	£35
	Funds transfer fee (Faster payment)	Electronically transferring the mortgage funds to you, your solicitor or an identified third party. Guaranteed within 24 hours.	£20
	Legal fee	You will normally instruct a solicitor to act on your behalf in connection with your home purchase transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are normally charged by the solicitor, directly to you unless we tell you that we will contribute to the legal costs as part of your product deal.	Please refer to your solicitor
	Product fee	This is charged on some mortgages as part of the deal. It can be paid up-front or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount.	Please refer to the individual Product Sheet
	Re-inspection fee	If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work is carried out.	Please refer to our Residential Valuation Fee Scale
	Valuation fee	The lender's valuation report (used to calculate how much we will lend to you). This is separate from any valuation or survey of the property you might want to commission.	Please refer to our Residential Valuation Fee Scale
	Revised mortgage offer fee	This fee will be charged if you request a change after we have issued the mortgage offer.	£60
If you ask us for extra documentation and / or services beyond the standard management of your account.	Duplicate/interim interest statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£20
	Request for legal documentation fee	Any original documents relating to your mortgage, e.g. title deeds that you ask for.	£25
	Consent fee	If you want to have a second charge registered against the property you will need to pay for our consent when we agree for the charge to be registered.	£25
	Duplicate request for certificate of interest paid (for each year) fee	Requesting a copy of a previously issued certificate of interest paid.	£20
	Request for redemption figure fee	One redemption statement will be supplied free of charge. If another statement is requested within 12 months a charge will be made for supplying the statement.	£30

<p>If you change your mortgage</p> <p>NB If you change to a new mortgage product, before your first monthly payment, fees may also apply at this time.</p>	Early repayment charge (changing your mortgage)	<p>You may pay this if:</p> <ul style="list-style-type: none"> You overpay more than your mortgage term allows; You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate). 	Please refer to your individual Mortgage Offer
	Extension of term fee	Extending the remaining term of your mortgage.	£50
	Change of repayment method fee	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£60 unless done as a temporary forbearance measure
	Porting your mortgage fee	Payable should you wish to port your existing mortgage product onto your new mortgage account.	£100
	Partial release of property fee	Payable if you want 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.	£70
	Release of collateral security fee	Payable if you want the Society to release a collateral security (property/collateral cash deposit).	£55
	Addition/removal of guarantor fee	Payable if you want the Society to add or remove a Guarantor to your mortgage.	£50
	Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£125
	Consent to let fee	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£100
	Consent to let extension fee	Payable if the Society has agreed to extend their 'consent to let' period on your existing owner-occupier mortgage.	£25
	Request/consent for grant application fee	A charge is made for supplying detailed mortgage information to the relevant authorities in order for an improvement grant application to be considered.	£50
Giving you a reference fee	Charged if another lender 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.	£25	
<p>If you are unable to pay your mortgage</p> <p>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 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.</p>	Unpaid / returned direct debit or cheque fee	Payable when your nominated bank rejects a direct debit collection or your payment by cheque is returned unpaid by your bank.	£25 DD £25 Cheque
	Arrears fee	Charges may be applied in respect of your account if you fall behind with your payments.	£25
	Arrears visit fee	Charges may be applied should the Society deem it necessary to make a personal visit to you and/or the mortgaged property.	Variable
	Serious arrears fee	This administration fee is applicable where solicitors are involved in serious arrears cases.	£125
	Appointment of a receiver fee	This administration fee is applicable when the Society has to appoint a receiver.	£125
	Possession administration fee	The fee is charged on redemption of an account in possession i.e. when the property is sold. This is to cover the administrative costs around taking the property into possession and for the disposal of the property.	£250
	Unpaid ground rent and /or unpaid service charges	A charge will be made for collecting unpaid Ground Rent or Service Charges. If your property is Leasehold we need to manage outstanding Ground Rent or Service Charges. This fee covers the cost of communication to you and your landlord. In addition, if the Ground Rent or Services Charges remains unpaid we will debit your mortgage account to pay the outstanding amount. Please note the fee is applicable for the unpaid Ground Rent and Service Charge if both are unpaid then the charge will be made for each event.	£50
	Breach of lease fee	A charge will be made where the Society is made aware that you have breached the conditions of your lease.	£50
<p>Ending your mortgage term</p>	Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Please refer to your individual Mortgage Offer
	Mortgage exit fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> Your mortgage term comes to an end; You transfer the loan to another lender; or Transfer borrowing from one property to another. <p>This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another lender or another property (known as a 'redemption'). You may be charged a separate fee by your solicitor or licensed qualified conveyancer for their work relating to redemption of the mortgage and discharge of security.</p>	£125