

## Mortgage Charges (September 2014)

Paratus AMC wants you to be fully aware of the charges we make for a number of services and facilities relating to your mortgage. The following is a list of charges which you may incur in certain circumstances.

Fee Type (all fees are inclusive of VAT where applicable)	Fee Amount
<p><b>Arrears fee.</b> You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your account when you are in arrears. This covers charges in respect of your account if you fall behind with your payments.</p> <p>We will not charge this fee if you enter into and maintain an arrangement which we have agreed with you, or if you make at least the monthly payment due even if you do not have an arrangement in place.</p>	£39
<p><b>Home Visit fee.</b> There may be occasions when we instruct a third party to make an assessment of your property; or to visit you at home to discuss your financial situation; or to visit you at your request to discuss your mortgage; or where we are unable to contact you and we utilise the services of a third party to try to make contact. In these circumstances, we may charge the amount which we have to pay, including the charge for failed contact attempts, to your outstanding fees and charges balance. We will advise you of the amount payable on your statement.</p>	Variable to a maximum of £100
<p><b>Receivers Instruction fee.</b> Charged when we appoint Receivers to manage the property on your behalf.</p>	£50
<p><b>Repossession fee.</b> Charged when the property is repossessed (this does not include solicitors costs or disbursements).</p>	£300
<p><b>Solicitors Instruction fee.</b> Charged when your account is passed to our solicitors for recovery of arrears (this does not include solicitor's costs or disbursements).</p>	£50
<p><b>Unpaid Cheque fee.</b> Charged when you have chosen to pay your mortgage by cheque and your cheque is returned by our bankers, for example, due to insufficient funds in your account.</p>	£9
<p><b>Unpaid Direct Debit fee.</b> Charged when a Direct Debit is returned unpaid by our bankers, for example, due to insufficient funds in your account or because you have cancelled the instruction to pay the Direct Debit.</p>	£9
<p><b>Unpaid Ground Rent/Service Charge fee.</b> Charged when we receive notification that you have not paid your ground rent or service charges and we make payment on your behalf. We will add the fee plus the unpaid ground rent and service charge</p>	£100



to your outstanding fees and charges balance.	
<b>Other fees.</b> If we apply any other fee to cover administration costs relating to your mortgage with us, we will tell you the amount of the fee and explain the nature of the work covered by it. Where possible we will give you advanced notice that this fee is to be incurred.	Variable