

Tariff of Mortgage Fees and Charges

December 2024



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Foundation Home Loans is a trading style of Paratus AMC Limited, which is closely involved in the mortgage industry's initiative with UK Finance, (formerly the Council of Mortgage Lenders) and Which? to make our fees and charges easy for you to understand.

Our tariff of fees and charges fully reflects the initiative's good practice principles. This same document is being used across the industry to help customers compare mortgages.

When looking at the various types of fees that other firms charge, you may notice that some do not appear in our tariff (below). This means that we do not charge you those fees.

Name of Charge	What this 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		
Application fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it)	£199
Funds Transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£35
Legal fee	You will normally instruct a solicitor to act on your behalf in connection with your purchase or remortgage 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.	These fees/costs are charged to you directly by the solicitor.
Additional/other Legal fee	You may be required to pay legal fees for obtaining independent legal advice from a solicitor in respect of any personal guarantee you may be required to give us in connection with your purchase or remortgage transaction. For example, if you are applying as the Director of a Limited Company you will be required to provide a personal guarantee.	These fees/costs are charged to you directly by the 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.	The product fee may be a fixed fee or a percentage of the loan. Amounts may vary. Please refer to your pre-sale illustration for specific details.
Offer Extension Fee	This fee is payable where you request and we agree to extend the mortgage offer beyond the original validity period. The fee is payable upfront and will not be added to the mortgage.	£495.00
Valuation 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. <i>We do not release your mortgage in stages. We may, however, retain the whole mortgage until necessary work identified by the valuer has been completed, and this fee covers the new valuation we need to do after the work is carried out.</i>	For all standard properties (including short-term lets): £75 For all HMOs and multi-unit freehold blocks: Fee is variable dependent on initial valuation cost.
Valuation Re-type fee	If you have an existing valuation report on your property carried out on behalf of another lender by a valuer who is on our panel, we may accept that valuation, but will ask our valuers to re-type the valuation and submit it using our standard documentation. This fee covers the re-type process.	For all standard properties (including short-term lets): £35 For all HMOs and multi-unit freehold blocks: Fee is variable dependent on initial valuation cost.

Name of Charge	What this charge is for	How much is the charge?			
Valuation fee	<p>The lender's valuation report, which is 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.</p> <p>There are other homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK.</p> <p>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p> <p><i>The valuation fees are inclusive of VAT</i></p>	Property Value up to:	Fee Payable:		
			Standard Property	HMO up to 6 occupants and Property Plus	Large HMO (7-10 bedrooms) HMO Plus* and all MUFBs
		£100,000	£170	£750	£1,350
		£150,000	£215	£750	£1,350
		£200,000	£245	£750	£1,350
		£250,000	£275	£750	£1,415
		£300,000	£295	£750	£1,475
		£350,000	£315	£785	£1,565
		£400,000	£365	£785	£1,565
		£450,000	£390	£925	£1,655
		£500,000	£420	£925	£1,655
		£600,000	£500	£970	£1,775
		£700,000	£580	£1,030	£1,935
		£800,000	£645	£1,115	£2,100
		£900,000	£725	£1,195	£2,245
		£1,000,000	£840	£1,300	£2,415
		£1,200,000	£840	£1,435	£2,415
		£1,250,000	£1,335	£1,600	£2,775
		£1,400,000	£1,335	£1,600	£2,775
		£1,500,000	£1,335	£1,780	by agreement
		£1,600,000	£1,335	£1,780	by agreement
		£1,800,000	£1,335	£1,935	by agreement
		£2,000,000	£1,845	£2,160	by agreement
		£2,250,000	£1,845	£2,430	by agreement
		£2,500,000	£2,375	£2,700	by agreement
		£3,000,000	£2,930	by agreement	by agreement

Valuation fees apply to applications received after 11th December 2024.

*HMO Plus: HMO up to 6 Occupants requiring a Commercial valuation.

**Fees for standard properties in excess of £3m are by agreement.

Note: Multiple Properties on One Title cases and HMOs with more than 10 bedrooms will all be valued by agreement.

Please note that for lending in Scotland, we require a physical valuation on all cases - retypes of the Home Report cannot be accepted.

Name of Charge	What this charge is for	How much is the charge?
If you change your mortgage NB if you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage.		
Early repayment charge (changing your mortgage)	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 (e.g. while you're on a fixed or tracker interest rate). 	The fee will be a percentage of the amount repaid. Please refer to your Mortgage Offer or call 0344 770 8030 to obtain the details.
Partial release of property fee <i>We call this a Part Release of Security fee</i>	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.	£100
Consent to Second Charge fee	If you decide to borrow from another lender who requires a charge over your property, this covers the cost of considering consent to register the charge.	£25
Variation in lease fee	This is charged when you negotiate a variation to your lease such as an amendment to the covenants or an extension to the term (usually by way of substituting your existing lease for a new one). You will need to appoint a solicitor to carry this out for you and their fees/costs will be charged to you directly by the solicitor.	£50

Name of Charge	What this charge is for	How much is the charge?
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 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.		
Unpaid/returned direct debit or cheque	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.	£9
Arrears fee	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.	£35
Home Visit Fee	Charged when we instruct a third party to visit you at home to discuss your financial situation and proposals for repaying outstanding amounts on your mortgage or to make an assessment of your property. You will be charged the amount we have to pay the third party, including any charges for failed contact attempts. We will advise you of the amount payable on your statement.	Variable to a maximum of £150
Receivers Instruction fee	Charged when we appoint Receivers to manage the property on your behalf.	£50
Repossession fee	Charged when the property is repossessed (this does not include solicitor's costs or disbursements).	£300
Solicitors Instruction fee	Charged when your account is passed to our solicitors to commence litigation (this does not include solicitor's costs or disbursements).	£50
Unpaid Ground Rent/Service Charge fee	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 to your outstanding fees and charges balance.	£100
Other fees	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

Name of Charge	What this charge is for	How much is the charge?
Ending your mortgage term		
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	The fee will be a percentage of the amount repaid. Please refer to your Mortgage Offer or call 0344 770 8030 to obtain the details.
Mortgage exit fee <i>We call this a Redemption Administration fee.</i>	<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 'redemption')</p> <p>You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for this work relating to redemption of the mortgage and discharge of the security.</p>	£135

Note:

This is Foundation Home Loans' current Tariff of Mortgage Fees and Charges and is valid from **1st October 2024** until superseded.

This tariff provides details of fees that we charge in connection with the setting up of your mortgage and the administration of your mortgage account.

The terms and conditions that apply to your mortgage explain the circumstances when a fee may be payable.

All fees are subject to change and where applicable include VAT at the prevailing rate of 20%. We reserve the right to charge further administration fees.

www.foundationhomeloans.co.uk

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**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.
YOUR BUY TO LET PROPERTY MAY BE REPOSSESSED OR A RECEIVER OF RENT APPOINTED IF YOU DO NOT KEEP UP
PAYMENTS ON YOUR BUY TO LET MORTGAGE.**

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