

Tariff of mortgage charges

All fees are inclusive of VAT at 20% where applicable

When we'll ask you to pay this charge:

Before your first monthly payment

These are the fees and charges you may have to pay before we complete your mortgage deal.

Type of charge	What this charge is for	Cost of the charge	
Product fee	We charge this fee on some of our mortgages for the cost of processing your loan. It is payable upfront before we complete the loan, and is collected by the solicitor/conveyancer acting on your behalf.	Typically ranging from £0 - £995	
Legal fees	To carry out the mortgage transaction from us to you, you'll need to pay for the conveyancing work that is needed. We charge a £474 fee for the legal requirements on our side, though you're likely to be charged separate fees by the conveyancer/solicitor who will act on your behalf.	£ variable	
Valuation fee	If our digital valuation of your chosen property provides us with unsuitable results, then we'll need to instruct a physical valuation. This will be used by our underwriting team to calculate how much we can lend you. The cost of this valuation will be based on the value of your chosen property.	Maximum property value	Fee amount
		£100,000	£150.00
		£150,000	£180.00
		£200,000	£210.00
		£250,000	£240.00
		£300,000	£270.00
		£350,000	£300.00
		£400,000	£330.00
		£450,000	£360.00
		£500,000	£390.00
		£600,000	£460.00
		£700,000	£540.00
		£800,000	£610.00
		£900,000	£680.00
		£1,000,000	£800.00
£1,500,000	£1,300.00		
£2,000,000	£1,800.00		
£2,500,000	£2,300.00		
£3,000,000	£2,500.00		

Additional documentation or services

If you ask us for additional documentation or services beyond the standard features of your account.

Type of charge	What this charge is for	Cost of the charge
Fee for the request of legal documents	Any original documents related to your mortgage, such as title deeds, that you may request from us	£22.50
Lenders insurance	For cases where we have not been given evidence that you have your own Building Insurance Cover, we charge this fee to cover the cost of third party insurance and protect our secured interest in your property. This is charged monthly and is based on the outstanding balance of your mortgage. We'll let you know of the amount payable.	£ variable

If you change your mortgage

N.b. If you change to a new Molo mortgage, the product, legal and valuation fees may also apply at this stage

Type of charge	What this charge is for	Cost of the charge
Early repayment charge (ERC)	You may have to pay this if you overpay more than your mortgage terms allow.	£ variable

If you're unable to repay 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 Field Agent visits, occur at the early stages of your inability to pay (arrears). Other charges, for example, those relating to our repossession of the property, may apply at a later stage and will be dependent on your circumstances

Type of charge	What this charge is for	Cost of the charge
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 if you fall behind with your payments.	£40
Field agent costs	This is an appointment for a representative of ours to visit you at home to discuss your mortgage account, financial position and circumstances.	£108
Monthly property management fee	This is charged monthly from the moment your property is repossessed, or from the point at which the Receiver hands the property over to our care to manage its disposal. The fee covers the administrative costs we would incur to secure, insure, market and sell the property. Any costs incurred by third parties in this process are not included within this fee.	£42.50

<p>Mortgage exit fee</p>	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> • You repay your mortgage in full before the mortgage term ends • You transfer the loan to another lender; or • You transfer borrowing from one property to another (known as 'redemption'). <p>You may be charged a separate fee by your conveyancer for their work relating to redemption of the mortgage.</p>	<p>£100</p>
<p>Occupancy check fee</p>	<p>We may have to send a representative to your mortgaged property to understand the basis of occupation (i.e. whether there are current occupants), gather any additional information on tenancy agreements in place, and verify the current conditions of the property.</p>	<p>£60</p>
<p>We understand that sometimes you may face some financial difficulties. In the unfortunate event you are unable to make your mortgage payments, you may incur some charges. These are the most common charges you may have to pay if you fail to keep up with your mortgage payments. The fees will be added to your mortgage balance and will accrue interest which is payable by you. Don't forget that we are here to help, so if you are having trouble making your mortgage payments call us on 0330 058 3322</p>		