



Tariff of Mortgage Charges

Effective from 1 May, 2020

LiveMore has developed the following Tariff of Charges in line with the mortgage industry's initiative with UK Finance 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. This 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. This means we don't charge you these fees.

Please note, if our costs for providing a service increase, we may need to increase the fee we charge. If we do that, we will notify you.

Before your first monthly payment			
These are the fees and charges you may have to pay before we transfer your mortgage funds			
Name of charge	What this charge is for		How much is the charge?
Legal fee	You will normally instruct a solicitor to act on your behalf in connection with your 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.		<u>Remortgage</u> £Nil (Livemore will instruct solicitors selected from its panel to act on Livemore's behalf in carrying out the legal work necessary for a remortgage. Livemore will pay all standard costs and disbursements relating to such work. If any non-standard legal work is required, you will have to pay for it: our solicitor will inform you in advance and advise on the costs). You may instead choose to instruct your own solicitors in this transaction – LiveMore cannot provide an indication of the fees you agree to pay them.
Product fee	The fee can be paid upfront or you can add it to your mortgage. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing.		£1,395
Valuation fee	The lender's valuation report, which is used to calculate how much it will lend you. This is separate from any valuation or survey of the property you might want to commission.	Property value	Fee (inc VAT)
		Up to £100,000	£200
		£100,001 - £150,000	£225
		£150,001 - £200,000	£250
		£200,001 - £250,000	£275
		£250,001 - £300,000	£300
		£300,001 - £350,000	£325
		£350,001 - £400,000	£350
		£400,001 - £450,000	£375
		£450,001 - £500,000	£400
		£500,001 - £600,000	£535
		£600,001 - £700,000	£635
		£700,001 - £800,000	£700

		£800,001 - £900,000	£760
		£900,001 - £1,000,000	£875
		£1,000,001 - £1,500,000	£1,275
		£1,501,001 - £2,000,000	£1,675
Desktop valuation fee	In certain circumstances, we may be able to use a desktop valuation instead of a full valuation, in which case this is the fee that applies.		£96
Property Re-Inspection Fee	If your mortgage offer confirms that there are works that need to be carried out on the property or there is a requirement to re-inspect the property for any other reasons, this fee covers re-inspection, where the valuer has to make an additional visit to the property. This is payable up front.		£128

If you ask us for extra documentation and/or services beyond the standard management of your account

Name of charge	What this charge is for	How much is the charge?
Duplicate / interim statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands.	<u>£10</u>
Request for Legal Documentation Fee	Any documents relating to the original completion of your mortgage	<u>£10</u>

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

Name of charge	What this charge is for	How much is the charge?
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 (eg. while you're on a fixed or tracker interest rate) 	Please see the Mortgage Information sheet for details
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 our letters of consent.	£100
Giving you a reference	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.	£50
Porting Fee	Charged when considering an application to port your mortgage to another property. LiveMore mortgages are usually "portable", subject to the terms and conditions of your loan.	£100
Change of Parties Administration Fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£100

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 your monthly 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.

Name of charge	What this charge is for	How much is 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 in respect of your account if you fall behind with your payments.	£40 per month
Field Agent Costs	If we have to instruct an agent to visit due to being unable to contact you or you request a visit to discuss any circumstances on a face to face basis	£108

If you are in arrears, we will send you a letter providing an indication of the fees you may incur before litigation commences.

If you are struggling with your mortgage payments, please speak to us. You could get free and impartial advice from StepChange Debt Charity. They can be contacted at www.stepchange.org or on 0800 138 1111

Ending your mortgage term

Name of charge	What this charge is for	How much is the charge?
Early Repayment Charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends	Please see your Mortgage Information sheet for details.
Mortgage Exit Fee	You may have to pay this if: <ul style="list-style-type: none">• Your mortgage term comes to an end;• You transfer the loan to another lender;• Transfer borrowing from one property to another. 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'). You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.	£100

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