

RESIDENTIAL MORTGAGE FEES & CHARGES SCHEDULE

ISBANK UK makes sure its fees are easy for you to understand. Our fee schedule follows best practice which should help you make comparisons across the market.

Prior to your first monthly payment

These are the fees and charges you might need to pay before we release your mortgage funds.

Name of charge	The purpose of this charge	What is the amount of the charge?	
Valuation fee	The lender's valuation report helps us decide how much we can lend to you. This is separate from any survey you may choose to have and is <i>non-refundable</i> .	Valuation Class <small>(Up To)</small>	Standard Valuation Fee <small>(Maximum)</small>
		£200,000	£324
		£300,000	£372
		£400,000	£432
		£500,000	£516
		£600,000	£606
		£700,000	£666
		£800,000	£738
		£900,000	£840
		£1,000,000	£942
		£1,300,000	£1,225
		£1,500,000	£1,308
		£2,000,000	£1,625
		£2,000,000 (Above)	Subject to quotation
Initial set-up fee	This fee is paid prior to affordability checks being undertaken and is <i>non-refundable</i> .	£295	
Arrangement fee	This fee is paid before the mortgage is released and is non-refundable. This fee can be deducted from the amount of the mortgage at draw-down or paid seperately.	1% of the mortgage amount.	
Solicitor fee	This fee covers our legal and conveyancing costs associated with the mortgage and is payable when the mortgage application process has completed. <i>This fee is not refundable.</i>	Your solicitor's fees will be charged seperately. However, if you choose a solicitor from our panel, this solicitor will act both on our behalf, as well as yourself, which may make the overall charge for legal and conveyancing cheaper.	

During the lifetime of your mortgage

These are the fees and charges you might need to pay during the lifetime of your mortgage. For your information, if your installment will be coming via SWIFT there may be an additional charge for this.

The name of the charge	Purpose of this charge	What is the amount of the charge
Early repayment charge	If you choose to make over payments outside of the terms of your mortgage you will incur an early repayment charge.	Early repayment charge rates are specified in your Mortgage Offer letter.
Term amendment fee	Administrative fee if you wish to change the terms of your mortgage such as reducing or extending the mortgage term.	£250
Partial property release fee	Administrative fee if you wish to remove part of the property or land from the mortgage.	£250
Fee for changing mortgage parties	Administrative fee if you wish to add or remove someone from the mortgage.	£250
Fee for unpaid property service charges	Administrative fee charged if your leaseholder (if applicable) reports that you have not paid your property service charge.	£250

When this charge is due?

If you cannot repay or miss your mortgage repayments

If you are struggling with your mortgage repayments or have any other concerns, please speak to us as soon as possible. For your information, you can also obtain free and impartial advice from Money Helper. Go to <https://www.moneyhelper.org.uk/en>.

Name of the charge	Purpose of this charge	What is the amount of this charge
Late payment charge	If a monthly installment is missed you will be charged with a penalty fee.	Late payment rates are specified in your mortgage offer letter.
Repossession charges	These charges relate to the costs incurred by the Bank in the event that repossession of the property becomes necessary.	The level of such charges will be determined at that the time of redemption and in light of circumstances.

Completing your mortgage

These are the fees and charges you might need to pay at the end of your mortgage

Name of the charge	Purpose of the charge	What is the amount of this charge
Redemption charge	You may be charged a fee by your solicitor for their work relating to redemption of the mortgage and discharge of the security.	Your solicitor will disclose the legal fees in the event of a mortgage exit.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT
KEEP UP REPAYMENTS ON YOUR MORTGAGE**

