

Tariff of Mortgage Charges

Effective from 1st August 2023

Rooftop Mortgages Limited is following the mortgage industry's initiative with the Council of Mortgage Lenders and Which to make our fees and charges easy for you to understand.

Our Tariff of Charges fully reflects the initiatives 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 do not appear in our tariff (below). This means we do not charge you these fees.

This leaflet details the fees that you will or may incur during the term of your mortgage. The fees are inclusive of any applicable VAT.

Please note that these charges are subject to a regular review and may therefore change during the term of your mortgage and they are in accordance with the terms and conditions of your mortgage.

WHEN YOU WILL PAY THIS CHARGE		
If you ask us for extra documentation and / or services or we need to perform additional services beyond the standard management of your mortgage account.		
Name of Charge	What is the charge for	How much is the charge?
Copy of Deeds or Documents Fee	This is a fee we will request if you ask us to provide a full or part copy of your Deeds or documents to you or your Solicitor. This also includes providing documents such as your mortgage application form and valuation report.	£25.00
Copy of Mortgage Statement Fee	We will send a mortgage statement to you annually. This fee is charged when a request is made for a copy of your mortgage statement.	£12.50
Field Agent Property Check Fee	This fee is charged to your mortgage account when a Field Agent carries out a property check. For example, when post is returned to us or to check occupancy.	£150.00 Maximum
Reference or Questionnaire Request Fee	This is collected from the Third Party who you have authorised to request information from us. The fee relates to the provision of a reference or completion of a questionnaire by us.	£20.00
Subsequent Charge Consent Fee	This fee is charged if you ask us to give our consent for you to take out an additional loan which would be secured on your property. This fee is charged whether we give our consent or not.	£70.00
If you change your mortgage		
Consent to Letting Fee	This is a fee we will request from you when you make an application to let your property. This fee covers the administration costs involved in considering your application, issuing our letting pack and amending our records. This fee is charged whether we give our consent or not.	£120.00
Change to Mortgage Term Fee	This is a fee we will request from you to cover the administration costs where you ask us to consider amending the current term of your mortgage account.	£112.00
Lease Variation Fee	This fee is charged to cover the administration costs of considering a request for a lease variation on your property. The fee excludes our solicitor's costs for checking these variation documents. We will advise you of this charge when considering your request.	£115.00
Valuation Fee	This fee is charged when there is a requirement to instruct a valuation on your property. This fee will be based on the estimated value of your property and we will inform you of the applicable fee.	Variable
Loan Restructuring Fee	This fee is charged to cover the administration costs where we consider a request for a temporary restructure of any part your loan or your loan portfolio, eg a concessionary interest rate. The fee is added to your mortgage account. (for Buy to Let customers only)	£425

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.

Arrears Management Fee	Added to your mortgage account each month where your account is one or more monthly instalments in arrears. This covers the additional work involved in administering the mortgage account when it goes into arrears. No fee will be charged where an agreed arrangement is in place and being paid.	£45.00
Unpaid Cheque Fee	Added to your mortgage account when your cheque is returned unpaid by your bank.	£25.00
Unpaid Direct Debit Fee	Added to your mortgage account when your direct debit is returned unpaid by your bank, for example due to insufficient funds in your bank account.	£25.00
Field Agent Visit Fee	This fee is charged when we instruct a Field Agent to visit your home if we have been unable to contact you, to obtain an update on your circumstances. The fee is added to your mortgage account.	£150.00 Maximum
Field Agent Visit Cancellation Fee	This fee is charged when a Field Agent instruction has been cancelled. The fee is added to your mortgage account.	£96.00 Maximum
Solicitors Instruction Fee	This fee is charged to cover the administration costs for instructing solicitors to seek possession for a breach of the mortgage conditions. The fee excludes the Solicitor's costs and any disbursements. The fee is added to your mortgage account.	£80.00
Repossession Fee	This fee is charged for administering your mortgage account when the property has been taken into possession. Our Solicitors' costs, agents' costs and disbursements will also be added to your mortgage account.	£410.00
Unpaid Ground Rent and Service Charges Fee	This fee is charged if your property is leasehold and we manage the payment of the service charge and/or ground rent on your behalf. The fee is charged for communicating with you and your landlord and for making the relevant payment and debiting your mortgage account accordingly. We will add the fee plus the unpaid ground rent and service charges to your mortgage account.	£80.00
Receivers Instruction Fee	This fee is charged to cover the administration costs for us instructing Receivers for a breach of the mortgage conditions. The fee is added to your mortgage account. (for Buy to Let customers only).	£145

Ending your mortgage term

Redemption Fee	Payable if you repay your mortgage account at any time during the mortgage term. This fee is for preparing and checking all documents and statements required by the Land Registry.	£100.00
Deeds Dispatch	This fee is charged when the Title Deeds to your property are released to a firm of solicitors.	£25.00

Other Costs

There may be additional variable costs debited to your mortgage account. For example, if we instruct a Solicitor firm for legal work or appoint an Asset Management company for property management. We will write to advise you of these charges if they are applicable. Please note that these charges will represent the actual costs incurred by us for using our solicitors or agents and we do not charge you anything more than the sum we are charged.

To avoid incurring additional charges, we urge you to contact us if you are experiencing difficulties maintaining your mortgage repayments.

PLEASE CONTACT US IF YOU NEED THIS DOCUMENT IN BRAILLE OR LARGE PRINT.