

# TARIFF OF CHARGES.

This leaflet gives you information about our standard fees and charges for lifetime mortgage products.

## 1. FEES FOR TAKING OUT OUR LIFETIME MORTGAGE

The fees and charges you will need to pay when taking out our lifetime mortgage product are:

<b>Arrangement Fee</b> <ul style="list-style-type: none"> <li>You need to pay a non-refundable arrangement fee at completion, which covers the cost of setting up the loan and our standard legal fees</li> <li>You have the option of adding this to your loan but please remember if you do so this fee will incur interest charges as well</li> </ul>	<b>£599</b>
<b>Valuation Fee</b> <ul style="list-style-type: none"> <li>A valuation will be needed to establish whether your property represents adequate security for a mortgage and to allow us to calculate exactly how much you may be able to borrow</li> </ul>	<b>See table below</b>
<b>Legal Fees</b> <ul style="list-style-type: none"> <li>You will need to appoint your own solicitor and pay all costs for legal advice</li> <li>This is an estimate of the legal fees you will need to pay to your solicitor and you may have to pay extra charges for disbursements</li> </ul>	<b>£400 plus VAT</b>
<b>Telegraphic Transfer Fee</b> <ul style="list-style-type: none"> <li>This will be deducted from all amounts transferred to you or your solicitor</li> </ul>	<b>£30</b>

## 2. VALUATION FEE SCALE

All valuations are carried out by independent surveyors and are valid for six months. The property valuation fees depend on the estimated value of your property. Our current charging scale (inclusive of VAT) is as follows:

£100,000	£133	Not exceeding £500,000	£403	Not exceeding £1,500,000	£1021
Not exceeding £150,000	£179	Not exceeding £600,000	£475	Not exceeding £2,000,000	£1328
Not exceeding £200,000	£209	Not exceeding £700,000	£577	Not exceeding £2,500,000	£1634
Not exceeding £250,000	£240	Not exceeding £800,000	£643	Not exceeding £3,000,000	£2043
Not exceeding £300,000	£281	Not exceeding £900,000	£705	Not exceeding £3,500,000	£2175
Not exceeding £400,000	£332	Not exceeding £1,000,000	£771	Not exceeding £4,000,000	£2436
Valuations for properties over £4,000,000 to be referred					

### 3. TARIFF OF CHARGES DURING YOUR LIFETIME MORTGAGE

There are other fees and charges which will apply during the lifetime of the mortgage. These reflect our reasonable costs for administering your mortgage. Occasionally, we may charge for services which may not be listed below. If so we will tell you if there is a charge and how much this will be.

<b>Property transfers</b> <ul style="list-style-type: none"> <li>• Our loans are portable and can be transferred to a new property provided that you and the new property meet our lending criteria at that time</li> <li>• You will also have to bear the costs of valuation and all legal fees for yourself and our legal adviser</li> </ul>	<b>£300</b>
<b>Equity transfer / change in ownership</b> <ul style="list-style-type: none"> <li>• Charged if you wish to add or remove a joint owner of your property</li> <li>• You will also have to pay the re-valuation fee and all legal fees for yourself and our legal adviser, if applicable</li> </ul>	<b>£180</b>
<b>Change affecting legal title</b> <ul style="list-style-type: none"> <li>• Charged when there is a change affecting the legal title to your property such as creation of easements</li> <li>• There may be additional costs for an up to date valuation and legal fees for yourself and our legal adviser, if applicable</li> </ul>	<b>£180</b>
<b>Release of part security</b> <ul style="list-style-type: none"> <li>• Charged when you request us to release any part of the mortgage security</li> <li>• There will be an additional cost of an up to date valuation which is required in all cases and legal fees for yourself and our legal adviser, if applicable</li> </ul>	<b>£220</b>
<b>Occupancy visit charge</b> <ul style="list-style-type: none"> <li>• Charged when we consider a visit is necessary to establish the condition of the property and validate occupancy</li> <li>• This may be required in instances such as when we don't receive the signed Occupation Confirmation letter or returned mail</li> </ul>	<b>£120</b>
<b>Closing administration charge</b> <ul style="list-style-type: none"> <li>• This is charged when the loan is repaid in full</li> </ul>	<b>£125</b>



#### NOTE:

- These charges include VAT at the prevailing rate unless stated otherwise
- You have to pay these charges upfront but we reserve the right to add these to your mortgage account. Remember, interest will be applied if you leave these on your account
- We review our charges and may change them if required. We'll tell you about any changes at least 30 days before these take effect

### 4. REPAYING YOUR LOAN – EARLY REPAYMENT CHARGES

Lifetime mortgages are designed to last for the rest of your life or until you need to move into long-term care and in case of a joint lifetime mortgage, your partners' life or your partner moving into long-term care.

There may be an Early Repayment Charge (ERC) if you repay the whole or part of your lifetime mortgage early. This charge is to recover costs that we or our funding providers incur when setting up your lifetime mortgage, any transaction costs incurred in reinvesting the money or due to changes in long-term interest rates. If an ERC is applicable, it will be detailed in your Key Facts Illustration and Offer of Loan.

**With your annual statement we will let you know how much you would need to pay in Early Repayment Charges if you were to repay your loan at that time.**

**For further information visit**  
**[www.landghomefinance.com](http://www.landghomefinance.com)**  
 or telephone us on **03330 431111**  
 between 8.30am and 5.30pm Monday to  
 Friday. Call charges will vary. Calls may  
 be monitored and recorded.

**Legal & General Home Finance** is a trading style of New Life Mortgages Limited. New Life Mortgages Limited (Financial Services Register number: 303418) and New Life Mortgage Funding Limited (Financial Services Register number: 303346) are authorised and regulated by the Financial Conduct Authority.

**Registered office:** One Coleman Street, London EC2R 5AA.

Registered in England and Wales number 04896447

Q0052248 05/15