

## Administration Fees and Charges

<b>Statement fee</b>	<b>£20.00</b>
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Charged when you, or an authorised third party acting on your behalf, request a statement. (NB your first request for a redemption statement will be free of charge).

<b>Lender referencing</b>	<b>£50.00</b>
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Charged when we are asked by an authorised third party to provide information regarding the conduct of your mortgage account.

<b>Deeds release fee</b>	<b>£35.00</b>
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Charged to your mortgage account when you or your solicitor require the original or copies of the deeds to your property.

<b>Returned cheques/direct debit fees</b>	<b>£15.00</b>
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Charged on notification of payment by cheque or interest payment via Direct Debit having been returned.

<b>Re-inspection/re-valuation fee</b>	<b>Variable</b>
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Charged when a reinspection or a revaluation of your property is required. Payment is required prior to instruction of the valuer.

<b>Third party fees</b>	<b>Variable</b>
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In addition to the above, you will be required to pay all costs we pay to third parties to recover any money owed to us or to protect our security or legal rights eg solicitor's charges.

<b>Term extension</b>	<b>Typically 1% to 3% of the gross outstanding balance</b>
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Charged when you successfully apply for an extension to the term of your mortgage. Please note, your mortgage requires repayment prior to the expiry of the term, however, if an extension is required and agreed this fee will be chargeable.

<b>Service charge/ unpaid ground rent fee</b>	<b>£125.00</b>
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Charged when notification is received that there is unpaid ground rent and/or service charges on the mortgaged property and the unpaid rent/charge is then paid on your behalf and debited to the mortgage account.

<b>Part release of security</b>	<b>Variable (minimum £100 per part release)</b>
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Solicitor's charges in relation to dealing with a part release of security.

<b>Redemption Fees</b>	<b>£200 for part or full repayment</b>
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Our fees in relation to the general administration of the redemption.

<b>Our Solicitors Fee for a Full or Part Redemption</b>	<b>Variable</b>
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Our solicitors fees in relation to dealing with the Full or Part redemption of the mortgage and the release of security.

<b>Borrowers Solicitors Fee for a Full or Part Redemption</b>	<b>Variable</b>
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You will be required to instruct a firm of solicitors/conveyancers to deal with the Full or Part redemption of your mortgage, these fees are variable and are payable by you.

## Default and Recovery Charges

When an event of default, as set out in the Terms and Conditions, arises or for whatever reason we make formal demand of you for repayment of the mortgage, then the following charges will apply and be debited to your account, namely:

**Insurance** **£125.00**

On your failure to either put in place or renew insurance on the property(ies) and our arranging insurance (in addition to any premium and/or other costs paid by us).

**Arrears management fee** **£110.00**

Charged each month on the payment due date when, at close of business on the last business day of the month, your payments are not fully up to date.

**Instructing solicitor/receiver/administrator** **£50.00**

To cover our administration fee for instructing our solicitor, receiver or administrator in connection with the mortgage.

**Asset management fees** **£150.00**

On our initial instruction of asset managers to administer the sale of the property.

**Repossession management fee** **£150.00**

Charged each month to your mortgage account where the property is taken into possession and remains in possession until the property is sold. (The monthly arrears management fee will not be charged following repossession).

**Other enforcement, legal action or repossession costs** **Variable**

If we are required to enforce the terms of our agreement, or you have breached your contract, or we are undertaking legal action or repossessing the security, there may be other charges. This includes, but is not limited to tracing fees, solicitors fees, estate agency fees, clearance costs, locksmith fees and any property maintenance work required to ensure the security is sold at the best price reasonably obtainable. Amounts are variable depending upon each individual situation and depending on the work actually required.

## Bank Fees

**Return of payment** **£30.00**

On each and every occasion after the mortgage has redeemed that we refund you an overpayment made by you due to failure to cancel a Standing Order Mandate.

**CHAPS fees (Telegraphic Transfer of money)** **£30.00**

On each and every occasion that we transfer monies directly to you, your solicitors or advisors, or our solicitor's bank account in connection with the mortgage including (but not limited to) the reimbursement of interest referred to above.

These account charges are subject to annual review and may change. If we do make any changes we will levy the revised charges, but before doing so, we will provide you with notification at least four weeks before the new charges come into effect.

**All the listed charges are subject to the applicable rate of VAT. These account charges form part of and must be read in conjunction with the Offer Letter and the Lending and Mortgage Conditions.**

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