

Mortgages

Applicable from 31 March 2025

Mortgage Related Charges

Skipton Building Society (Skipton) is involved in the mortgage industry's initiative with UK Finance and Which? to make our fees and charges easy for you to understand and to help you compare mortgages. When looking at the fees that other firms charge, you may notice some that don't appear in our tariff (below). This means we don't charge you these fees. If you need further help in understanding any of them, please contact our Mortgage Helpline on: 0345 850 1711. Please note that these fees are applicable from 31 March 2025.

Where fees are debited to the mortgage account, interest will be charged at your mortgage interest rate on a daily basis from the date they are debited. You may avoid such interest charges by paying the appropriate fee or charges by sending us a cheque addressed to Commercial Servicing for this amount or you can pay it at your local branch. The cheque should be payable to Skipton Building Society and include your mortgage account number. Alternatively, you can call our helpline and make a debit card payment.

Please note all fees marked * have been increased and all fees marked † have been decreased since the last tariff was published.

- 1. Funds transfer fee** **£20.00**
 This fee is payable when your loan or any stage payment or retention is transferred directly to your legal representative's bank, or, where applicable, to your bank account.
 Please note that following guidance from the Law Society we may insist on redemption monies being sent to us electronically. Your legal representative is likely to make a charge for this transfer. The amount they charge is at their discretion.
- 2. Request for legal documentation fee** **£40.00***
 Any original documents relating to your mortgage, e.g. title deeds, that you ask for.
 This does not apply to documents stored by us under the Deeds Safekeeping Service since 13 October 2003.
- 3. Second Mortgagee Questionnaire** **£70.00***
 This fee is charged when the Society provides standard title and accounting information to a proposed second mortgagee. It reflects the cost of retrieving and supplying the information requested.
- 4. Additional Second Mortgagee Questionnaire** **£25.00***
 This fee is charged when the Society provides non-standard or additional title and accounting information to a proposed second mortgagee.
- 5. Subsequent Charges** **£40.00***
 If you take out a secured loan or if a further charge is registered by another lender or chargee against your property, or if a third party registers an interest against your title, this fee will be debited to your mortgage account when notice of this is received. This fee is to cover the administration costs of registering details in our records.
- 6. Breakdown of Account Statements** **£20.00***
 This fee covers the administration costs involved in producing detailed information related to a mortgage account over and above that contained in your Annual Mortgage Statement(s).
- 7. Security Variation** **£60.00***
 This fee covers the sealing of the relevant deed and administration costs. The same fee is charged in respect of the following types of transaction:

 - Deed of Exchange
 - Deed of Variation eg: variation of a lease
 - Deed of Grant eg: for rights of way
 - Deed of Easement
 - Local Authority Planning Agreement
 - Agreement for Roof Lease for Solar Panels
 Where the Society requests an up-to-date valuation of the property prior to considering any transaction of the type described above, a Valuation Fee will be payable directly to the Society. Your legal representative will be required to act on the Society's behalf (provided they are on our panel) at your expense. Should it be necessary to refer any documentation to the Society's Legal Representatives, you will be responsible for payment of any legal fees involved.
 The Deeds Production Fee will also be debited to your account to cover this cost (if applicable). See point 2 in this tariff.
- 8. 'Partial release of property fee (Commercial)** **£110.00†**
 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 letters of consent.
- 9. Copy Extracts from Title Deeds** **£55.00***
 At Skipton this covers provision of copy documents, where we hold the originals.
- 10. Ground Rent and Service Charges** **£80.00***
 This fee is payable when the Society has to communicate with you and your landlord regarding outstanding ground rent or service charges in order to protect the security on which the loan is based. The fee is debited to the mortgage account together with the amount of unpaid rent or service charge where this is paid by the Society. This fee will also be payable if the landlord or freeholder alleges other breaches of the lease in respect of which the Society needs to take steps to protect its security. If the Society needs to instruct legal representatives to act on its behalf, their fees will be payable by you and debited to the mortgage account.
- 11. Consent to Lease (Commercial)** **£90.00***
 This fee is payable when you make an application to the Society for consent to lease or a variation to the lease. The fee is paid directly to the Society, in addition to the Deeds Production Fee for sending the Title Deeds to your legal representative (if applicable).
 The Society will instruct a legal representative to act for it in approving the lease drafted by your legal representative, and the fee for this is payable by you (minimum £200.00 + VAT).
 An up to date valuation may be required for consent to lease, the fee for this is payable by you.
- 12. Mortgage exit fee (Redemption Administration Fee)** **£65.00***
 You may have to pay this if:

 - Your mortgage term comes to an end;
 - You transfer the loan to another lender; or
 - 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 conveyancer for their work relating to redemption of the mortgage and discharge of the security.
 Skipton will not charge this fee if your mortgage naturally reaches the end of its term, if your deeds are held under the Mortgage Membership Service with a minimum balance on the mortgage

Mortgage Related Charges (continued)

account or if the property is sold in possession. Any fees charged by a third party relating to the discharge are not included in this fee.

13. Early Repayment Charge (Early Redemption Fee or Capital Repayment Fee)

The Society will charge a fee or an amount of additional interest if you wish to repay your loan before the time agreed. The Society's general practice in debiting early repayment charges or additional interest varies according to the type of mortgage product selected. You should refer to the relevant marketing literature or Offer of Advance for further information.

14. Overpayments Variable

In the case of certain mortgage products, if an overpayment i.e. an amount over and above the required monthly payment is made before the time agreed and within a specified period after the mortgage has completed, the Society may debit an early repayment charge. If an early repayment charge applies to your overpayment it is debited to your account at the end of the relevant overpayment period shown in your mortgage offer.

Our range of standard mortgage products come with a minimum overpayment allowance of 10% of your original loan amount per product year. Please see the full terms and conditions in your mortgage offer documentation for further details and the timescales of your specific product year.

To make overpayments you can do so by setting up a regular voluntary overpayment alongside your direct debit, or by making lump sum payments direct to your account.

Both types of overpayment count towards your overpayment allowance but affect your account in different ways.

If you make a payment that's 6x your monthly payment amount or £2000 and above (whichever is lower)

We'll recalculate your contractual monthly payment to reflect the lower balance and remaining term. If you'd like to keep your mortgage payment the same going forward, this may affect your overpayment allowance. Please get in touch to discuss your options.

If you make a payment that's less than 6x your monthly payment or less than £2000.

We won't recalculate your monthly payment unless you specifically ask us to do so but your mortgage balance and the interest you're charged will reflect the payment you have made. There are some situations (such as an interest rate change) that will prompt a recalculation automatically, but we'll always let you know if this happens.

Please see skipton.co.uk/mortgages/mortgage-hub/mortgage-overpayments

to access our overpayment calculator and see the ways you could make payments.

15. Returned Payments £5.00

Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank.

16. Duplicate & Interim Mortgage Statements £20.00*

Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.

Skipton's annual mortgage statements are automatically produced on 31 December. These are sent during the first month of the following year.

17. Accounts in Arrears, Other Defaults and Potential Defaults.

If you are in breach of the terms of your mortgage the Society may take action to enforce the terms of the mortgage against you and recover any monies due from you but unpaid. This includes accounts which are coming to the end of their term with a balance outstanding and you have not advised us how you intend to repay your mortgage. The fee payable by you in such circumstances is dependant upon the nature and extent of the action and/or proceedings the Society has to take. This could include, for example, any buildings insurance cover we need to put in place, any charge made by the Society's solicitor, field agents or managing agents for acting on the Society's behalf, or by an LPA receiver appointed by the Society.

18. Re-Inspection Fee

The fee covers the charge made by an external valuer to prepare a report and valuation of the property for the Society in order to enable the release of a retention or stage payment. The fee is paid directly to the Society.

19. Valuation Fee (varies subject to property/business type)

This fee is payable directly to the Society at the time a mortgage application is made. The amount charged relates to the price/value of the property. The fee is the charge made by an external valuer to prepare a report and valuation of the proposed security for the Society.

20. Legal Fees

The Society will instruct a legal representative to act for it to complete the legal documentation for the loan and security. The legal representative's fees and charges will vary according to the nature of the transaction and the property mortgaged, and will be payable directly to the legal representative by you.

21. Duplicate Certificates of Mortgage Interest £20.00*

This fee covers the cost of producing a duplicate certificate.

22. Returned Mail

The Society must be informed of any changes to the correspondence address. If you fail to do so and mail is returned to the Society on more than one occasion or it otherwise appears you are not contactable, the Society may have to make enquiries about your whereabouts.

If the Society has to employ a tracing agent to enable us to contact you, any fees incurred will be payable by you.

23. Review Charge £75.00*

The review charge will be applicable if the information requested in the annual review is not received. This charge is to reflect the additional administration costs to the Society and the difficulty in updating its records if the relevant information is not provided.



Call 0345 850 1711



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