



Tariff of Charges (RIO)

This document sets out the charges which apply to your mortgage with Legal & General Home Finance. We'll only vary or add to these charges for reasons set out in your Residential Mortgage Terms and Conditions. If we do so, we'll give you advance notice in accordance with those terms. This Tariff of Charges will be provided to you at least once a year.

Information about Early Repayment Charges and when they apply is on page 4 of this document.

1. Fees for taking out your mortgage

These are the fees that you may pay before your mortgage completes (ie. before we transfer your mortgage funds) and before your first monthly payment.

The standard fees and charges that you may need to pay when taking out your mortgage, are set out below. In some instances, the actual fees may be less than shown here. Please note that you may incur additional costs in taking out your mortgage, such as fees payable to your mortgage adviser.

Name of Fee	What is this charge for?	How much is the charge?
Arrangement Fee	<p>This covers our costs for setting up your mortgage and is non-refundable.</p> <p>This fee is taken on completion of your mortgage.</p> <p>This fee is refundable if your mortgage does not complete.</p> <p>It can be deducted from cash amount released to you, or you can add it to the mortgage. This will increase the amount you owe and you'll pay interest on it.</p>	<p>£0–£599</p> <p>Please refer to your Mortgage Offer, which sets out the exact fee you will pay.</p>
Valuation Fee	<p>You may need to pay a non-refundable valuation fee which covers costs for valuing your property. This valuation is for our lending purposes only.</p> <p>When you take out a mortgage or additional borrowing, the amount of the fee is based on your estimate of the property value and is payable when you apply for a mortgage.</p> <p>We'll instruct an independent valuer to tell us if your property meets our lending criteria and to provide a valuation so we can calculate how much you can borrow.</p> <p>When you take out a mortgage or further advance, the amount of the fee is based on your estimate of the property value and is payable when you apply for a mortgage.</p>	<p>The table below explains the fees you will have to pay, based on the value of your property.</p>
Legal Fees	<p>Covers your independent solicitor's costs for providing legal advice. This will vary depending on your solicitor and is non-refundable.</p> <p>These fees/costs are normally charged by the solicitor directly to you, unless we tell you that we'll contribute to the legal costs as part of your product deal which would be contained in your Mortgage Offer.</p>	<p>Your solicitor can provide full details of what these costs will be.</p>
Debt Consolidation Fee	<p>The Debt Consolidation Fee is applicable for each debt repaid by our solicitor if you are consolidating as part of your mortgage. This fee will be charged by our solicitors directly to you.</p>	<p>£30</p>
Funds Transfer Fee	<p>Covers our costs for transferring your mortgage funds to you or your solicitor and will be deducted from the mortgage. This fee is refundable if your mortgage doesn't complete.</p>	<p>£30</p>

2. Valuation fee scale

This is the scale we use for valuations (including VAT). 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:

Not exceeding £100,000	£123	Not exceeding £500,000	£393	Not exceeding £1,500,000	£1,011
Not exceeding £150,000	£169	Not exceeding £600,000	£465	Not exceeding £2,000,000	£1,318
Not exceeding £200,000	£199	Not exceeding £700,000	£567	Not exceeding £2,500,000	£1,624
Not exceeding £250,000	£230	Not exceeding £800,000	£633	Not exceeding £3,000,000	£2,033
Not exceeding £300,000	£271	Not exceeding £900,000	£695	Not exceeding £3,500,000	£2,165
Not exceeding £400,000	£322	Not exceeding £1,000,000	£761	Not exceeding £4,000,000	£2,426

Valuations for properties over £4,000,000 to be referred

3. Fees during your mortgage

There are other standard fees and charges which may apply during your mortgage. These reflect our reasonable costs for administering your mortgage. Unless it's not reasonable for us to do so, we'll tell you before taking any action which incurs a charge. We'll also give you advance notice if we intend to vary or add a new charge, in accordance with our Residential Mortgage Terms and Conditions.

Name of charge	What is this charge for?	How much is the charge?
Moving home arrangement Fee	Charged when you apply to transfer your mortgage to a new property. You'll also have to pay for a valuation of the new property and any legal fees that you may incur.	£540
Additional borrowing arrangement Fee	Covers our costs when you apply for additional borrowing on top of your existing mortgage. You'll also have to pay for an up to date valuation on your property. You may also need to pay a separate fee to your financial adviser.	£155
Equity transfer/change in ownership Fee	Covers our administration costs. You will also have to pay for any legal fees you incur and may have to pay for your property to be revalued and a separate fee to your financial adviser.	£475
Change affecting legal title	Covers our administration costs when there's a change affecting the legal title to your property such as creation of easements. There may be additional costs for an up to date valuation and legal fees for yourself and our legal adviser, if applicable.	£135
Part sale of land Fee	Covers our administration costs when you wish to remove part of the property or land from the mortgage. There's an additional cost of an up to date valuation and legal fees for yourself and our legal adviser, if applicable.	£160
Property visit Fee	Covers our costs if a visit is necessary to establish the condition of the property and/or validate occupancy. This may be required in instances when we don't receive the signed Occupation Confirmation letter or returned mail.	£234
Closing Administration Fee	Covers our administration costs when your mortgage is repaid in full. This can be payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the mortgage to another lender or another property (known as 'redemption'). You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.	£85
Repossession Fee	Covers our costs in the event that we have to take possession and sell your property. You may be charged for any costs incurred as a result of legal action.	Varies on a case-by-case basis
Other costs	We may reasonably incur charges in order to safeguard our security, which you must repay to us. This includes charges we reasonably incur because you fail to fulfil an obligation you have under the mortgage. Where you fail to fulfil an obligation under the mortgage and we incur charges as a result, we will reasonably calculate any charges (in respect of our mortgage lending activities as a whole) payable by you.	We will inform you of the charge before it is incurred.
Unpaid ground rent/service charges admin Fee	Covers our administration costs relating to unpaid ground rent, service charges or fees of a similar nature. This may be added to your mortgage balance and charged interest as outlined in your Terms and Conditions.	£115

Please note:

- These charges include VAT at the prevailing rates unless stated otherwise.
- We review our charges and may change them if required.

4. Repaying your mortgage – Early Repayment Charges

Your mortgage is designed to be repaid when you (or if joint borrowers, both of you) have died or leave your home to move into long term care. If you repay your mortgage at any time before that, you may have to pay an Early Repayment Charge.

This charge is to recover costs from setting up your mortgage, transactions costs incurred in reinvesting the money or due to changes in long term interest rates. **Please see your European Standardised Information Sheet (ESIS) or Mortgage Offer for more information on the Early Repayment Charge.** These explain when an Early Repayment Charge applies and the amount you will pay within specified periods.

Your Annual Mortgage Statement will also tell you how much you'd need to pay in Early Repayment Charges, if you were to repay your mortgage at that time. Should you decide to repay the mortgage early, please contact Legal & General Home Finance Limited to ascertain the exact amount of the Early Repayment Charge at that time.

For further information visit legalandgeneral.com/lifetimemortgages, or phone us on **03330 048 444** between 8.30am and 5.30pm Monday to Friday. Call charges will vary. Calls may be monitored and recorded.

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