



# Tariff of Mortgage Charges

WhistleTree are closely involved in 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 initiative's good practice principles. This same document is being used across the industry to help customers compare mortgages. These charges are correct as of April 2024. An up to date tariff can always be found at [www.whistletree.co.uk](http://www.whistletree.co.uk)

When looking at the fees other firms charge, you may notice some that don't appear in our tariff. This means we don't charge you these fees.

Please note: VAT is not applicable to any of these fees or charges unless specified.

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
Before your first monthly payment.  These are the fees and charges you may have to pay before we transfer your mortgage funds.	Legal fee.	You will normally instruct a solicitor to act on your behalf in connection with your home purchase transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are normally charged by the solicitor, directly to you, unless we tell you that we will contribute to the legal costs as part of your product deal.	Variable.
	Product fee.	This is charged on some mortgages as part of the deal. It can be paid up-front or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the interest rate on your main loan account. It might be a flat fee, or a percentage of the loan amount.	Variable, see offer.
If you change your mortgage.  Note: If you change to a new mortgage product the 'Before your first monthly payment fees' may also apply at this stage.	Early Repayment Charge (ERC) (changing your mortgage).	You may have to pay this if: <ul style="list-style-type: none"><li>You overpay more than your mortgage term allows.</li><li>You switch mortgage product or lender during a special rate period (e.g. while you are on a fixed or tracker interest rate).</li></ul>	As referred to in the Offer of Loan applicable to your current mortgage product.
	Change of parties administration fee.	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£160
	Consent to Let fee*. We call this an 'Agreement to Letting Fee'.	If you want to let your property but don't have a Buy-To-Let mortgage, you will pay this for each consent to let agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.  This fee reflects the increased risk to us of agreeing to your request to let out your property on a residential mortgage. The fee is based on the outstanding secured mortgage balance at the time the request is made. You will be informed of the exact fee based on your balance once the application is made. This fee will be charged in advance for every 12 months whilst your property is let.	£375 - £1,250

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
<p>If you are unable to pay your mortgage.</p> <p>These are the most common charges you may have to pay if you fail to keep up with your mortgage payments. Some charges, like those covering unpaid or returned Direct Debits or cheques occur at the early stages of your inability to pay.</p> <p>Other charges, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.</p>	Cancellation of possession.	This charge is made when possession proceedings are cancelled less than 5 working days before possession as a result of outstanding arrears being paid.	£50 + VAT
	Cancellation of possession – on the day.	This charge is made when possession proceedings are cancelled on the day of possession as a result of outstanding arrears being paid.	£125.00 + VAT
	Solicitor fees	You will be charged the cost of the legal proceedings to enforce the provision of the Mortgage Deed or Legal Charge when your account is in arrears, or you have breached the conditions of the mortgage. The work will be outsourced to external solicitors. The amount charged will depend on the work carried out and the time the account remains in the hands of solicitors.	Variable.
	Possession fees.	Charged to ensure the locks are changed, the water is drained and any remaining items are removed. Also includes ongoing maintenance of your property, valuation, Energy Performance Certificate or Home Report fee which is charged to market your property, Asset Management fees and if applicable auction fees.	Variable.
	Possession and insurance fee.	Charged to cover the cost of insuring your property while in possession. This will be added to the outstanding mortgage balance dependent on the reinstatement value of the property – which is the cost of rebuilding the property should it be destroyed.	Variable.
	Solicitor conveyancing fee.	These are the legal fees charged by our legal representatives for preparing the legal documentation and additional legal requirements relating to the sale of a property in possession.	Variable.
	Selling agent's fee.	Charged by the Asset Management handling the sale of your property in possession and deducted from the proceeds of the sale.	Variable.
	Investigation fees.	Charged to trace the whereabouts and to report on the financial status of absentee customers.	Variable.
	Receiver (Law of Property Act 1925) Appointment.	This is the fee charged by the professional Law of Property Act Receivers to manage, administer and if appropriate sell a property.	Variable.
Ending your mortgage term.	Early Repayment Charge (ERC) (ending your mortgage).	You may be charged this if you repay your mortgage in full before the mortgage term ends.	As referred to in the Offer of Loan applicable to your current mortgage product.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



WhistleTree is a trading name of TSB Bank plc. TSB Bank plc. Registered Office: Henry Duncan House, 120 George Street, Edinburgh EH2 4LH. Registered in Scotland No. SC95237. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under registration number 191240. TSB Bank plc is covered by the Financial Ombudsman Service.