



# Mortgages

Price List

# Mortgage Price List

Atom bank is 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 price list fully reflects these good practice principles. This same document is being used across the industry to help customers compare mortgages.

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

## When you will pay this charge

### Before your first monthly payment

These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of charge	What this charge is for	How much is the charge?
Funds transfer	Electronically transferring the mortgage funds to you or your solicitor.  We will only charge this if we send the funds via CHAPS (Clearing House Automated Payment System).	£10
Legal work	You'll normally instruct a solicitor or licensed conveyancer to act on your behalf for your home purchase transaction. You'll need to pay any resulting legal fees and costs directly to your solicitor or their firm. Some mortgage deals offer fees-assisted legal work. If you've selected one of these, we'll pay our share (which covers the basic legal fee only) directly to the solicitor or firm. You'll be responsible for paying any remaining balance. Your mortgage broker can tell you these costs. If your appointed solicitor or licensed conveyancer is not on our approved conveyancing panel at the point of application, Atom bank will instruct another solicitor to act on our behalf, resulting in additional legal fees. For further information please contact us on 03333 99 00 50 or speak to your broker.	Ask your solicitor to confirm these costs.
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 same rate as the rest of the borrowing.	Varies by product. Please refer to your mortgage illustration in your Vault.

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Name of charge	What this charge is for	How much is the charge?	
Re-inspection	<p>If your mortgage is released in stages and you're using it to renovate your home, this covers the new valuation we need to do after the work's carried out.</p> <p>We will not add any additional charges to the cost of this work.</p>	£75 (inc VAT)	
Valuation retype	<p>Where there is a previously prepared valuation report, we may be able to rely on this, subject to the valuer meeting Atom Bank criteria. (They must be a member of the approved panel and also be a member of RiCS.)</p> <p>In these circumstances, you will pay this fee, rather than having to instruct and pay for, a new full valuation.</p> <p>We will not add any additional charges to the cost of this work.</p>	£30 (inc VAT)	
Valuation	<p>Our valuation report, which is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission.</p> <p>There are other homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK.</p> <p>Some mortgages offer free valuations - the product details for your mortgage will tell you if this is the case.</p> <p>We will not add any additional charges to the cost of this work.</p>	Value up to £	Mortgage valuation £
		£100,000	£155
		£150,000	£185
		£200,000	£220
		£300,000	£280
		£400,000	£350
		£500,000	£425
		£600,000	£500
		£750,000	£600
		£900,000	£700
£1,000,000	£770		
£1,000,000 +	Available on request		

We don't charge account fees (for creating and managing your account) or application fees (for assessing and processing your application).

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## If you ask us for extra documentation and / or services beyond the standard management of your account

Name of charge	What this charge is for	How much is the charge?
Request for legal documentation	Any original documents relating to your mortgage that you ask for, e.g. title deeds.	£20

We don't charge you for supplying a duplicate or interim statement, or for duplicates of your certificate of interest paid each year.

## If you change your mortgage

NB If you change to a new mortgage product, the 'before your first monthly payment' - fees may also apply at this stage.

Name of charge	What this charge is for	How much is the charge?
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 terms allow;</li><li>You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).</li></ul>	£variable - please refer to your Mortgage Offer.  The ERC is a percentage of the payment you make in excess of any overpayments allowance. The percentage applied will vary depending on how long is left on your mortgage deal.
Change of term	Extending or reducing the remaining term of your mortgage.	£20
Change of repayment method	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£50
Partial release of property	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. There may be additional charges for any legal work and third party payments.	£58 (inc VAT)

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Name of charge	What this charge is for	How much is the charge?
Change of parties	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£354 (inc VAT)
Consent to let	If you want to let your property but don't have a Buy to Let mortgage, you'll 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.	£20

We don't charge you for providing a reference to another mortgage provider.

## If you are unable to pay your mortgage

These are the most common charges you may have to pay if you fail to keep up with your mortgage payments. Some charges, for example those covering unpaid / returned direct debits, occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Name of charge	What this charge is for	How much is the charge?
Unpaid/returned direct debit	Payable when your nominated bank rejects a direct debit collection.	£8
Arrears management	You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your account when you are in arrears.  This covers charges in respect of your account if you fall behind with your payments.	£20
Payment of ground rent / service charge	If you're unable to pay your ground rent or service charge, we may pay it to protect our assets. This charge covers the time it takes us to do this. We'll add any ground rent or service charges that we have to pay to your outstanding balance.	£25 (plus the ground rent / service charge)

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Name of charge	What this charge is for	How much is the charge?
Field agency home visit	If you find yourself in financial difficulties, we may instruct a third party agent to visit you, assess your circumstances and look at the best repayment option. The cost of this service depends on the third party; we don't add any additional charge.	£variable
Appointing a Receiver	If we need to appoint a Receiver under the Law of Property Act, we'll pay their costs and then pass them onto you. Costs will vary depending on the property type and your circumstances.	£variable
Litigation: Summons	Covers the costs for issuing formal legal documents and requesting legal action to proceed, if we have to go to court. This will be added to the outstanding amount that you owe.	£variable
Legal work following repossession	Covers the legal costs for repossessing and selling your property. This will be added to the outstanding amount that you owe.	£variable
Repossession	Covers the cost for an Asset Manager to take possession of your assets. This will be added to the outstanding amount that you owe.	£variable
Repossession insurance	Covers the cost of insuring any repossessed assets. This will be added to the outstanding amount that you owe.	£variable
Asset management	Covers the costs of an Asset Manager to carry out work on our behalf, for example valuing and managing the sale of an asset. This will be added to the outstanding amount that you owe.	£variable

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Name of charge	What this charge is for	How much is the charge?
Asset sale	The costs of selling an asset following repossession will be added to the outstanding amount that you owe.	Variable

## Ending your mortgage term

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (ERC)	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> <li>You overpay more than your mortgage terms allow;</li> <li>You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).</li> </ul>	<p>Variable - please refer to your Mortgage Offer.</p> <p>The ERC is a percentage of the payment you make in excess of any overpayments allowance. The percentage applied will vary depending on how long is left on your mortgage deal.</p>
Mortgage exit fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> <li>Your mortgage term comes to an end;</li> <li>You transfer the loan to another lender; or</li> <li>You transfer borrowing from one property to another.</li> </ul> <p>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').</p> <p>You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to the redemption of the mortgage and discharge of the security.</p>	£0

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