

Our Charges

Home Finance



Our Charges

This document sets out the main costs that you may incur during the course of your mortgage term. If our charges change in the future, you will be charged the updated fee. We will always send a copy of the revised charges to you with your annual statement. Some of the charges are standard and are associated with the set-up of your mortgage. The others relate to additional services that we may provide after you have taken out your mortgage. In these instances, we will always tell you what the charge will be before providing you with the service.

We have explained when all the charges will apply and why. Please note that VAT is not applicable on any of these charges unless specified. If any legal charges are added to your mortgage balance, we may charge interest on them at the monthly interest rate charged on your mortgage. In these instances, we will always tell you beforehand so that you have the opportunity to pay for the cost at the time it is incurred.

Your financial adviser would have talked to you about some of these charges when they went through the Illustration with you and you can contact them if you have any questions.

<p>1. Interest rate The interest rate plus a full explanation of how it will be charged, is explained in your Illustration.</p> <p>2. Valuation fee This is the fee charged by a professional valuer acting on our behalf for carrying out a valuation and supplying a report in respect of the proposed mortgage property.</p> <p>This fee is not payable for initial advance applications. However, it is applicable for:</p> <ul style="list-style-type: none"> • Further advance applications • Porting applications • Any other circumstances where a property valuation is required. <p>This fee is non-refundable and is payable when you submit your application form. The cost of this valuation depends on the estimated value of the property:</p> <table border="1" data-bbox="145 1285 675 1955"> <thead> <tr> <th>Estimated property value</th> <th>Valuation report cost</th> </tr> </thead> <tbody> <tr><td>£70,000 - £100,000</td><td>£135</td></tr> <tr><td>£100,001 - £150,000</td><td>£175</td></tr> <tr><td>£150,001 - £200,000</td><td>£220</td></tr> <tr><td>£200,001 - £250,000</td><td>£265</td></tr> <tr><td>£250,001 - £300,000</td><td>£295</td></tr> <tr><td>£300,001 - £350,000</td><td>£325</td></tr> <tr><td>£350,001 - £400,000</td><td>£355</td></tr> <tr><td>£400,001 - £450,000</td><td>£395</td></tr> <tr><td>£450,001 - £500,000</td><td>£420</td></tr> <tr><td>£500,001 - £600,000</td><td>£535</td></tr> <tr><td>£600,001 - £700,000</td><td>£640</td></tr> <tr><td>£700,001 - £800,000</td><td>£755</td></tr> <tr><td>£800,001 - £900,000</td><td>£870</td></tr> <tr><td>£900,001 - £1,000,000</td><td>£975</td></tr> <tr><td>£1,000,000 or over</td><td>Available on request</td></tr> </tbody> </table> <p>Re-inspection fee This applies when a valuer we have instructed has to make an additional visit to a property.</p>	Estimated property value	Valuation report cost	£70,000 - £100,000	£135	£100,001 - £150,000	£175	£150,001 - £200,000	£220	£200,001 - £250,000	£265	£250,001 - £300,000	£295	£300,001 - £350,000	£325	£350,001 - £400,000	£355	£400,001 - £450,000	£395	£450,001 - £500,000	£420	£500,001 - £600,000	£535	£600,001 - £700,000	£640	£700,001 - £800,000	£755	£800,001 - £900,000	£870	£900,001 - £1,000,000	£975	£1,000,000 or over	Available on request	<p>£118</p>	<p>3. Completion fee This fee covers the costs of setting up the mortgage, including our legal costs and telegraphic transfer fee.</p> <p>This fee may be payable when the mortgage completes. It can be added to the loan or paid at the point of completion, if applicable.</p> <p>4. Legal fees We will cover the cost of our standard legal fees. However, there may be some additional charges for properties where additional legal costs are incurred, for instance:</p> <ul style="list-style-type: none"> • Unregistered properties • Leasehold properties • Properties to be purchased • Additional telegraphic transfers <p>The amount for these additional charges will be deducted from the initial advance before sending the money to your solicitor, if applicable.</p> <p>You will also be required to appoint your own independent solicitor. The legal adviser you instruct must be different to ours and they will protect your interests. We have appointed Konexo UK as our solicitors.</p> <p>You will be responsible for paying for your legal costs. Costs are estimated to be approximately:</p> <ul style="list-style-type: none"> • Main Residence and Second Home properties • Buy-to-Let properties <p>Any disbursements will also be payable. If you decide to appoint another legal adviser you will be responsible for negotiating the costs.</p>	<p>£650</p> <p>£100 +VAT</p> <p>£75 +VAT</p> <p>£250 +VAT</p> <p>£30 +VAT</p> <p>£799+VAT</p> <p>£950+VAT</p>
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5. Further Advances (Additional Borrowing)

You may be eligible to apply for a further advance after your initial advance completes. If you do apply, the following fees may be charged:

- **Further Advance Valuation Fee**

In order to agree how much additional borrowing is available, you may need to pay for your property to be valued again. If this is the case, the fee that you will pay is detailed in section 2.

- **Drive-by valuations**

In some circumstances we may only require a drive-by valuation. We will confirm this when you apply for the further advance. The cost of this valuation depends on the estimated value of the property:

Property Value	Drive-by valuation report cost
Up to £350,000	£90
£350,001 - £650,000	£125
£650,001 or above	Unavailable

- **Further Advance Completion Fee**

This fee covers the costs of setting up the further advance. This fee may be payable when the further advance completes. It is deducted from the further advance at the point of completion, if applicable.

- **Other Fees**

You will be required to obtain independent financial advice and may be required to obtain independent legal advice.

6. Porting (Moving home)

You may be able to transfer your existing mortgage under the same Terms & Conditions to your new property (assuming the new property meets Canada Life's lending criteria at the time). However, you will need to complete a new application form and pay the following:

- **Valuation Fee**

You will need to have your new property valued by a professional valuer acting on our behalf. These costs are listed in section 2 and will need to be paid when you submit your new application form.

From
£135

£285

From
£135

- **Completion Fee**

This fee covers the remaining costs associated with transferring the mortgage to your new property, and is paid at the point of completion.

£650

- **Legal Fees**

You will be responsible for your own legal fees, plus any fees incurred by Canada Life. There may be some additional charges for properties where additional legal costs are incurred by Canada Life, for instance:

- Unregistered properties
- Leasehold properties
- Properties to be purchased
- Additional telegraphic transfers

£100 +VAT

£75 +VAT

£250 +VAT

£30 +VAT

- **Other Fees**

You will be responsible for all other fees associated with the move, including estate agent fees. If the new property is of a lower property value than the selling price of your current home, you may also need to repay some of the mortgage. Please refer to our Guide to Porting for more information.

7. Changes in borrowers

If your circumstances change and you either want to add someone to the mortgage, or remove one of the borrowers from the mortgage, then the following costs will need to be paid:

From joint borrower to sole borrower (if requested)

£550

You will need to inform Canada Life and an administration cost will be added to your loan.

From sole borrower to joint borrowers

£550

You may be able to transfer from sole name to joint names, if the new borrower meets Canada Life's lending criteria at the time.

If acceptable to us, we will review your mortgage and you may be asked to repay a portion of your loan. If we do ask you to do this, an Early Repayment Charge may be applicable. You may also be asked to pay the following costs:

- **Valuation Fee**

You may be required to pay a Valuation Fee. This depends on house price movements since your original application and your circumstances. If you are required to pay a Valuation Fee, these are detailed in Section 2.

From
£135

In addition to these charges, you may have to pay associated Land Registry charges.

<p>8. Charges in circumstances</p> <p>Administration fee This covers our administration costs to record any changes in your personal circumstances which impact the terms and conditions of the agreement with Canada Life. You may also be required to pay valuation and legal costs associated with the change. We will tell you about any additional charges before we proceed with the change.</p> <p>Changes in circumstances include (but are not limited to):</p> <ul style="list-style-type: none"> • Legal queries such as lease extensions, or issuing deeds of variation. You may also be required to pay legal costs associated with the enquiry. • Changes to legal title (e.g. part sale of land) • Unpaid ground rent/service charges • Reviewing a Deed of Consent <p>9. Full or partial early repayment of the loan</p> <p>Redemption Statement One statement is provided free of charge each year. This is charged if you want to receive additional written notification of the effect of making a full or partial repayment.</p> <p>Redemption fee This fee covers the cost of administration work during and after the redemption of your mortgage, and is added to the loan.</p> <p>Full redemption</p> <p>Partial redemption</p> <p>Early Repayment Charges (ERCs) The loan may be repaid in full, or in part, at any time. However, our plans are designed to last for the rest of your life so an ERC may be payable in some circumstances.</p> <p>Full details of how and when they will be charged, are available in your Illustration or your adviser will be able to provide more information.</p>	<p>£100 plus legal and valuation costs</p> <p>£30</p> <p>£200</p> <p>£100</p>	<p>10. Interest Select options</p> <p>Projected statement One statement is provided free of charge each year. This fee is only charged if you want to receive an additional written statement about how your mortgage will be affected if you choose to stop the interest payments earlier than agreed in your contract.</p> <p>11. Other costs</p> <p>Request for full account information You may request copies of data that we hold about you on computer (a 'right of access' under the General Data Protection Regulation).</p> <p>12. Repossession charges</p> <p>Letter before legal action Payable if we issue proceedings to take possession of your property.</p> <p>You may also be required to pay legal costs associated with your case even if no action is taken. We will tell you about any additional charges before we issue proceedings.</p> <p>Sale of property in possession Payable to cover our costs for taking possession of and selling your property. Costs may include estate agent's fee, change of locks, cleaning, affidavits, valuation, conveyancing, management fees, receiver fees. We will tell you about any additional charges before we proceed with the sale of property.</p>	<p>£30</p> <p>Free</p> <p>£100 plus legal costs</p> <p>Case by case</p>
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