

TARIFF OF MORTGAGE CHARGES



Adam & Company, a business name of The Royal Bank of Scotland plc, 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 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. When looking at the fees that other firms charge, you may notice some that do not appear in our tariff (below). This means we do not charge you these fees.

WHEN YOU WILL PAY THIS CHARGE

BEFORE YOUR FIRST REGULAR 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?																																																																																																				
Arrangement fee	This fee is for setting up your mortgage and will be charged on drawdown or at a time agreed by us.	Cost will be detailed in your mortgage offer.																																																																																																				
Re-inspection fee	If your mortgage is released in stages and you are using it to renovate your home, this covers the new valuation we need to do after the work's carried out.	<table border="1"> <thead> <tr> <th>Property Value</th> <th>Valuation fee</th> <th>Administration fee</th> </tr> </thead> <tbody> <tr> <td>£1 – £1,000,000</td> <td>£200</td> <td>£10</td> </tr> <tr> <td>£1,000,000 – £10,000,000</td> <td colspan="2">Cost to be agreed on a case by case basis</td> </tr> </tbody> </table>	Property Value	Valuation fee	Administration fee	£1 – £1,000,000	£200	£10	£1,000,000 – £10,000,000	Cost to be agreed on a case by case basis																																																																																												
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Valuation fee	<p>The lender's 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>	<table border="1"> <thead> <tr> <th>Property Value</th> <th>Standard Valuation fee</th> <th>Revaluation fee</th> <th>Administration fee</th> </tr> </thead> <tbody> <tr><td>£1 – £100,000</td><td>£108</td><td>£98</td><td>£10</td></tr> <tr><td>£100,001 – £250,000</td><td>£157</td><td>£142</td><td>£10</td></tr> <tr><td>£250,001 – £500,000</td><td>£261</td><td>£235</td><td>£10</td></tr> <tr><td>£500,001 – £750,000</td><td>£432</td><td>£389</td><td>£10</td></tr> <tr><td>£750,001 – £1,000,000</td><td>£540</td><td>£486</td><td>£10</td></tr> <tr><td>£1,000,001 – £1,500,000</td><td>£990</td><td>£891</td><td>£10</td></tr> <tr><td>£1,500,001 – £2,000,000</td><td>£1,240</td><td>£1,116</td><td>£10</td></tr> <tr><td>£2,000,001 – £2,500,000</td><td>£1,790</td><td>£1,343</td><td>£10</td></tr> <tr><td>£2,500,001 – £3,000,000</td><td>£1,990</td><td>£1,493</td><td>£10</td></tr> <tr><td>£3,000,001 – £3,500,000</td><td>£2,290</td><td>£1,718</td><td>£10</td></tr> <tr><td>£3,500,001 – £4,000,000</td><td>£2,490</td><td>£1,868</td><td>£10</td></tr> <tr><td>£4,000,001 – £4,500,000</td><td>£2,790</td><td>£2,093</td><td>£10</td></tr> <tr><td>£4,500,001 – £5,000,000</td><td>£2,990</td><td>£2,243</td><td>£10</td></tr> <tr><td>£5,000,001 – £5,500,000</td><td>£3,290</td><td>£2,468</td><td>£10</td></tr> <tr><td>£5,500,001 – £6,000,000</td><td>£3,490</td><td>£2,618</td><td>£10</td></tr> <tr><td>£6,000,001 – £6,500,000</td><td>£4,100</td><td>£3,075</td><td>£10</td></tr> <tr><td>£6,500,001 – £7,000,000</td><td>£4,400</td><td>£3,300</td><td>£10</td></tr> <tr><td>£7,000,001 – £7,500,000</td><td>£4,700</td><td>£3,525</td><td>£10</td></tr> <tr><td>£7,500,001 – £8,000,000</td><td>£5,000</td><td>£3,750</td><td>£10</td></tr> <tr><td>£8,000,001 – £8,500,000</td><td>£5,300</td><td>£3,975</td><td>£10</td></tr> <tr><td>£8,500,001 – £9,000,000</td><td>£5,600</td><td>£4,200</td><td>£10</td></tr> <tr><td>£9,000,001 – £9,500,000</td><td>£5,900</td><td>£4,425</td><td>£10</td></tr> <tr><td>£9,500,001 – £10,000,000</td><td>£6,200</td><td>£4,650</td><td>£10</td></tr> <tr> <td>£10,000,000+</td> <td colspan="3">Cost to be agreed on a case by case basis</td> </tr> </tbody> </table>	Property Value	Standard Valuation fee	Revaluation fee	Administration fee	£1 – £100,000	£108	£98	£10	£100,001 – £250,000	£157	£142	£10	£250,001 – £500,000	£261	£235	£10	£500,001 – £750,000	£432	£389	£10	£750,001 – £1,000,000	£540	£486	£10	£1,000,001 – £1,500,000	£990	£891	£10	£1,500,001 – £2,000,000	£1,240	£1,116	£10	£2,000,001 – £2,500,000	£1,790	£1,343	£10	£2,500,001 – £3,000,000	£1,990	£1,493	£10	£3,000,001 – £3,500,000	£2,290	£1,718	£10	£3,500,001 – £4,000,000	£2,490	£1,868	£10	£4,000,001 – £4,500,000	£2,790	£2,093	£10	£4,500,001 – £5,000,000	£2,990	£2,243	£10	£5,000,001 – £5,500,000	£3,290	£2,468	£10	£5,500,001 – £6,000,000	£3,490	£2,618	£10	£6,000,001 – £6,500,000	£4,100	£3,075	£10	£6,500,001 – £7,000,000	£4,400	£3,300	£10	£7,000,001 – £7,500,000	£4,700	£3,525	£10	£7,500,001 – £8,000,000	£5,000	£3,750	£10	£8,000,001 – £8,500,000	£5,300	£3,975	£10	£8,500,001 – £9,000,000	£5,600	£4,200	£10	£9,000,001 – £9,500,000	£5,900	£4,425	£10	£9,500,001 – £10,000,000	£6,200	£4,650	£10	£10,000,000+	Cost to be agreed on a case by case basis		
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Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£25 charged at the time of transaction.
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.	Cost will be dependent on your solicitor.
Annual fee	This annual fee is applicable for Mortgage Reserve Accounts only.	£250

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?
Duplicate/interim statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands.	Cost will be detailed in your Private Client Banking Tariff.
Certificate of interest	Requesting a copy certificate of interest.	Cost will be detailed in your Private Client Banking Tariff.
Cheque issued for less than £1,000	This fee is payable for Mortgage Reserve Accounts only where you issue a cheque for less than £1,000.	£5 per cheque.

IF YOU CHANGE YOUR MORTGAGE

Name of charge	What this charge is for	How much is the charge?
Overpaying your mortgage	You may have to pay this if you overpay more than your mortgage terms allow.	Cost will be detailed in your mortgage offer.
Change of term fee	Extending or reducing the remaining term of your mortgage.	£1,000
Change of repayment method fee	Transferring all or part of your mortgage from a repayment to an interest-only basis or vice versa.	£1,000
Change of parties administration fee	Our administrative costs for transfer of equity or title.	£100
Porting fee	Porting your mortgage to another property.	£100

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 or cheques, 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 or cheque	Payable when your nominated bank rejects a Direct Debit collection, or your payment by cheque is returned unpaid by your bank.	Cost will be detailed in your Private Client Banking Tariff.

ENDING YOUR MORTGAGE TERM

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Cost will be detailed in your mortgage offer.
Mortgage exit fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none">• Your mortgage term comes to an end;• You transfer the loan to another lender; or• Transfer borrowing from one property to another. <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'). 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. Only applicable to mortgages opened before 31 July 2007.</p>	This will vary depending on when you took your mortgage. The charge will be detailed in your documentation.

