



Tariff of mortgage charges

We've been closely involved in the mortgage industry's initiative with UK Finance 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 don't appear in our tariff (below). This means we don't charge you these fees.

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.	Application fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	£0 (£199 - £250 for porting cases). This fee is not refundable.
	Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£8
	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.	This may vary. Please refer to your mortgage illustration for our estimate. Please contact your solicitor for fee details.
	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 your borrowing. It might be a flat fee, or a percentage of the loan amount.	This may vary. Please refer to your mortgage illustration. This fee is only refundable when the application doesn't complete.
	Valuation fee	The lender's valuation report, which is used to calculate how much it will lend you. This is separate from any valuation or survey of the property you might want to commission. 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. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	This is included for properties up to £1,000,000. Please refer to your mortgage illustration for more information.

When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
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.	Early repayment charge (changing your mortgage)	You may have to pay this if: <ul style="list-style-type: none"> You overpay more than your mortgage terms allow; You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed interest rate). 	This may vary. Please refer to your mortgage illustration.
	Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage. This will show on your mortgage illustration as 'administration fee'.	£100
	Consent to let fee (CTL)	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. This will show on your mortgage illustration as 'administration fee'.	The interest rate will be increased by 1%* for the period during which the property is let and it will be removed when the property is re-occupied by you or the mortgage is transferred to a Buy to Let mortgage. * Not applicable for Armed Forces CTL applications due to work placement.
	Additional lending valuation fee	This may be charged when applying for additional lending to determine whether the property continues to provide good security for the loan.	This may vary. Please refer to your mortgage illustration.
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.	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. If you have a MOREgage product this also applies to the unsecured part of your mortgage.	£5
	Arrears fee	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
	Arrears arrangement breakdown	This fee will be charged if you break an arrears arrangement agreed between you and us.	£25
	Placing an arrears account with a solicitor	This charge covers costs incurred by us when preparing papers prior to court proceedings, and the instruction of a solicitor to act on our behalf.	£90 The costs of our appointed solicitors and enquiry agents will vary and will be charged in addition to this fee. We'll pay these costs (including court fees and other expenses incurred) and add the amount to your mortgage account.

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 (continued)</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, 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.</p>	Warrant fee	This fee covers the costs of monitoring a case as a result of instructing our solicitors to enforce a Court Order	£95
	Reposessed properties	When a reposessed property is sold by us and a net surplus remains after your outstanding mortgage balance has been repaid, a charge will be made to cover our administration costs in relation to the sale.	£260
	Unpaid ground rent	Leasehold properties only. If the agreed ground rent or other required charge under the lease is not paid, we'll investigate any claim made by the freeholder and may settle the outstanding amount by adding the amount to your mortgage account. A fee is charged to cover the work involved in processing this investigation.	£50
Ending your mortgage term	Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	This may vary. Please refer to your mortgage illustration.
	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.</p>	<p>This may vary. Please refer to your mortgage illustration.</p> <p>This fee is refundable if you take your next mortgage with the Society within six months of redeeming the original mortgage account (12 months if your mortgage includes a former Stroud & Swindon Building Society product).</p>

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

Coventry Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (firm reference number 150892 www.fca.org.uk).

This factsheet is also available in large print, braille and audio, contact us on 0800 121 8899 to register your requirements.

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