

General Service Tariff

These charges are correct as at 1 December 2008

ACCOUNT SERVICES

No charges are made for the normal day to day administration of your account with Paragon Mortgages. However, you may find that you require a particular service at some point during the term that you hold a mortgage with us. The following are the most common additional services requested by our borrowers however, any charges for services not referred to in this Tariff will be advised on request or at the time the service is offered.

Breakdown of Account £40.00 + VAT

This fee applies per account in the event you require a full breakdown of your mortgage payments.

Duplicate Annual Statement £25.00 + VAT

You will receive a mortgage statement at the end of each financial year, however, should you require duplicate copies a charge of £25 + VAT will be made for each statement required.

Certificate of Loan Interest £25.00 + VAT

Information normally obtained from a Certificate of Loan Interest is provided on each annual mortgage statement. Should a certificate be required a charge will be made for each year's certificate.

Despatch of Title Deeds £75.00 + VAT

This fee covers the cost of making your deeds accessible to Solicitors, at any time during the life of your mortgage.

Early Redemption £150.00 + Product Requirements

This fee will be charged in addition to any product related fees if you redeem your account prior to the natural expiry date.

The fee covers all the administrative costs associated with redeeming your mortgage.

Buildings Insurance £25.00 one off

If you do not insure the mortgaged property through Paragon this charge will be made.

Change of Name/Marriage/Address £10.00

This applies if you request an amendment to the name/address in which your mortgage is held.

Consideration of Lettings (Residential Only) £150.00

This fee covers the cost of the administration and the reviewing of the letting questionnaire.

Transfer of Equity £195.00

This applies if you request the addition or removal of a borrower on your mortgage held with us.

Copy Documents £20.00 + VAT

This fee applies if you require copies of any documentation in relation to each mortgage account.

Transfer to repayment/interest only £150.00

Surrender of Life Policy £125.00 per policy

Assignment of Policy £125.00 per policy

Letter of No Interest £10.00 + VAT

Extend/Reduce Term £75.00

Consent to Improvement Grants £165.00 + VAT

Recording Enforcement Notices £45.00

Release part of Security/Easements/ Right of Way £195.00

Deeds of Rectification £195.00

Transfer to Alternative Product £250.00
(any existing product conditions need to be complied with)

Chaps Fee £50.00

ADDITIONAL LOANS AND FURTHER ADVANCE

The following fees may be charged when you apply to Paragon for a further advance or to another lender for a loan secured on your property. Some of these charges may additionally apply when you ask us to agree changes that you wish to make to the property you have mortgaged to Paragon.

Application for a Further Advance £170.00
(Buy to Let only)

If you apply to Paragon for a further advance on your mortgage this fee covers the cost of reviewing all documentation supplied, assessing the application and setting up the new loan on the mortgage account.

If we release funds to you this covers the cost of bank charges and administration incurred. A new valuation may be required.

Lender's References £60.00 + VAT

This is charged if you apply for a loan with another lender and a written request is made for a reference.

Consent to 2nd Charge £125.00 + VAT

This applies if you take out a second mortgage/loan with another lender and Paragon Mortgages are required to give consent.

Revaluation Fee £130.00

This fee is charged if a revaluation of your property is required.

Property Reinspection Fee £100.00

This applies if one of our qualified surveyors has to make an additional visit to a property.

ACCOUNTS IN ARREARS

The following fees may be charged to your account if you fall behind with your monthly payments. We would encourage you to contact Paragon at your earliest opportunity should you anticipate any difficulty in meeting your mortgage commitments, in order that the widest range of options can be considered.

Arrears Fees

Outgoing Telephone Call £20.00

Letter £10.00

Payment Returned Unpaid £25.00

Instructing Litigation Solicitors £200.00

Final Demand £50.00

Default Notice £50.00

Reviewing and Instructing Trace Activities £20.00

Reviewing and Instructing Field Call £20.00

Reviewing and Instructing Litigation £20.00

Reviewing and Instructing External Agencies £20.00

Appointing a Receiver of Rent £250.00 + VAT

Valuation fee (payable after appointment of receiver of rent or property taken into possession) £180.00 + VAT

Miscellaneous Investigation

Returned Correspondence £45.00

Home Visit/Field Call £100.00 (max)

These fees reflect the additional work involved by Paragon Mortgages should it be necessary to carry out such investigations.

Some of the above fees may be payable prior to the information being provided.