

Buy-to-Let tariff of mortgage fees and charges

At LendInvest we want our fees and charges to be transparent and easy to understand. Our tariff of charges adopts good practice principles and allows you to 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.

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 is this charge for?	How much is this charge?
Valuation fee (not portfolio valuations)	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.	As per the fee scale available on our website
Application fee	The charge for initial assessment and underwriting of your mortgage application.	£150
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor on completion of your loan.	£25
Legal fee - joint representation	If LendInvest agrees to use your selected solicitor for the legal work in connection with the mortgage you will be required to pay their legal fees and costs as part of their work for and on behalf of LendInvest. These fees / charges are normally charged by the solicitor direct to you and will be in addition to the charges made by the solicitor for acting for you.	Variable
Legal fee - separate representation	We will instruct a solicitor to act on our behalf in connection with your mortgage if we cannot accept your chosen solicitor. You will be required to pay their legal fees and costs as part of their work on behalf on LendInvest. These fees / charges are normally charged by the solicitor direct to you and will be in addition to the charges made by the solicitor acting for you.	Variable
Arrangement Fee - LendInvest	For arranging and completing your mortgage. This fee will be deducted from the gross advance on completion. This fee may be shared with the intermediary who introduced you to LendInvest.	As shown in your Mortgage Offer
Re-Inspection fee	If your mortgage is released in stages and you're using it to renovate the property, this covers the new valuation we need to do after the work's carried out.	£150
Title Insurance fee	Charged if LendInvest has agreed in the Offer to arrange Title Insurance to avoid the need for standard conveyancing title and other property related searches.	As shown in your Mortgage Offer

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

Name of charge	What is this charge for?	How much is this charge?
Request for Legal documentation	Copies of any original documents relating to your mortgage e.g. title deeds that you ask for. This includes copies of any documentation relating to your mortgage account.	£25
Breakdown of account	Charged to cover the administration if you require copies of any documentation relating to your account.	£50

If you change your mortgage

If we agree that you may change to another mortgage product the 'before your first monthly payment' fees may also apply at this stage.

Name of charge	What is this charge for?	How much is this charge?
Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£200
Consent to let fee	You will pay this charge for each 'consent to let' agreement Lendinvest requests to check as part of its terms and conditions.	£150
HM Land Registry search fee	When completing a Land Registry Search of the security property in connection with a request to extend or amend the mortgage.	£15
Giving you a reference	If another lender/3rd party asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you have given us permission.	£100
Consent to second charge	Charged to cover the additional administration costs when consent to a second charge is requested by a third party.	£125 Other fees may apply such and legal and valuation fees
Partial release of property fee	This fee is payable to us if you wish 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.	£200 Other fees may apply such and legal and valuation fees
Legal administration fee	This is the minimum fee charged to cover the additional administration costs associated with the preparation and execution of any legal documentation as required including:- Deed of Exchange, Deed of Postponement, Deed of Variation e.g. variation to the lease, Deed of Grant e.g. rights of way, Deed of Easement, Deed of Substituted Agreement e.g. consent to change the use of part of the property, Local Authority Planning Agreement, Deed of Release, recording.	£200
Drive-By Valuation	Valuation costs incurred for a required external appraisal of the property will be charged to the account.	£80

Name of charge	What is this charge for?	How much is this charge?
Re-Inspection fee	If your mortgage is released in stages and you are using the funds to renovate the property, this covers the new valuation we require after the work is carried out.	£150
Revaluation fee	Charged when a revaluation of the property is required after the initial valuation.	Variable depending on purchase price/ valuation
Early Repayment Charge	You may have to pay this if: <ul style="list-style-type: none"> · You overpay more than your mortgage terms allow; · You repay the mortgage in full before the end of the period in which the Early Repayment Charge is due 	As shown in your Mortgage Offer
Lender Interest Only insurance fee	Charged to cover the cost of third party insurance to protect our secured interest in your property when we have not been provided with evidence that you have your own Building Insurance Cover. This is charged monthly and is based upon the outstanding balance of your mortgage. We will advise you of the amount payable.	Variable
	Administration Fee: This fee is charged to cover the additional administration costs where we have not been provided with evidence that you have your own Buildings Insurance cover in place.	£50

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, standing orders 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 is this charge for?	How much is this charge?
Monthly arrears fee	This is a monthly fee in respect of administering your mortgage if you fall one or more months behind with your payments and no arrangement is in place to clear the outstanding payments.	£65
Unpaid / returned direct debit / cheque	Charged when your nominated bank rejects a direct debit collection or your payment is returned unpaid by your bank.	£25
Field agent counseling fee	When a Field Agent visits your address to discuss your financial circumstances and your proposals for the repayment of the outstanding monies. This charge is per visit.	£144 (£120 +VAT)
	Field Agent Abortive Fee: In circumstances where costs have been incurred and the field agent is unable to achieve the objective of the site visit an abortive fee may be charged.	£72 (£60 +VAT)

Name of charge	What is this charge for?	How much is this charge?
Property/Occupancy Check	When the account is in default and it is necessary to instruct a Field Agent to visit the property to establish the occupants and/or condition of the property. This charge is per visit.	£144 (£120 +VAT)
	Field Agent Abortive Fee: In circumstances where costs have been incurred and the field agent is unable to achieve the objective of the site visit an abortive fee may be charged	£72 (£60 +VAT)
Unpaid Ground Rent/ Service Charge Fee	Our administrative costs when we make payment of Ground Rent, Service Charges or any other charges in relation to the security property (in addition to the fee or charge paid).	£150
Appointing a receiver of rent	Charged to cover the additional costs of appointing a receiver of rent.	£250
Solicitors charges acting in Repossession or Receivership	Our solicitor's legal fees for the repossession and subsequent sale of the property.	Variable
LPA receiver charges	Charges for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Variable
Agent's/ Asset Managers maintenance and Sale Costs	Charges relating to Agent's/ Asset Manager charges for the maintenance and sale of a repossessed property.	Variable

Ending your mortgage term

Name of charge	What is this charge for?	How much is this charge?
Solicitors charges acting on redemption of facility	LendInvest's solicitor's charge in respect of work to redeem the legal charge and deal with the redemption funds if your own solicitor does not meet our requirements.	Variable
Exit and Redemption fee	LendInvest's charge for releasing its charge and dealing with your solicitors to repay the loan.	£200
Early Repayment Charge	You may have to pay this if: <ul style="list-style-type: none"> You overpay more than your mortgage terms allow; You repay the mortgage in full before the end of the period in which the Early Repayment Charge is due 	As shown in your Mortgage Offer

This is a list of charges which you may have to pay in relation to the administration of your mortgage. A copy of this is available on our website.

The above costs are not exhaustive and may vary according to the complexity and details of each case. You will have to pay any costs we pay to third parties (e.g. associates, solicitors, asset managers, receivers, courts etc.) that we may instruct to recover any money owed to us, or to create or protect our security, or in any other exercise of our legal rights. If we apply any other fee to cover administration costs in relation to your mortgage with us we will give you reasonable notice, stating the amount of the fee, the nature of the works covered by it and the date on which we will add the fee to your mortgage.

Charges may be subject to variation in accordance with the terms and conditions of your mortgage.

These charges are inclusive of VAT where applicable.