

# TARIFF OF MORTGAGE CHARGES FOR CUSTOMERS IN ARREARS

Effective 01 January 2020

## 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 your 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 the charge?
<b>Unpaid / returned direct debit or cheque</b>	Payable when your nominated bank rejects a direct debit collection, or your payment by cheque is returned unpaid by your bank	£25
<b>Monthly Arrears Administration Charge</b>	If your account is in arrears where no arrangement is in place to repay the payment shortfall	£50
<b>Legal Proceedings Administration Charge</b>	If your mortgage is in arrears and we are required to begin litigation action, you will be charged this fee. Additional fees and court costs may also be debited if the litigation continues	£35
<b>Letter Before Warrant</b>	Instructing Solicitor to issue a letter before warrant where no satisfactory payment has been received	£10
<b>Solicitors costs in relation to arrears</b>	For fees incurred by the Society where litigation is actioned. These costs will be debited to your mortgage account, and include <ul style="list-style-type: none"> <li>- 7 Day Letter to borrower and</li> <li>- Financial Means Questionnaire</li> <li>- Cost of Court Proceedings</li> <li>- Administration costs</li> <li>- 14 Day Enforcement notice to Tenant/Occupiers</li> <li>- Request for Warrant of Possession</li> </ul>	Variable
<b>Mortgage Possession Administration</b>	Charged to cover any administration of setting up the repossession, marketing and sale of the property	£175
<b>Trace Fee</b>	Charged by a tracing agent where instructed by the Society to obtain up to date contact details for you	£75
<b>Third Party Field Agent or Home Visit</b>	Charged where it is necessary for us to arrange for a third party agent or lender representative to visit you at home to discuss your mortgage, financial difficulties or arrangements to clear arrears.	£100
<b>Third Party Fees</b>	There may be other fees incurred for third party services in relation to legal proceedings	Variable

Please refer to the MBS Lending website [www.mbslending.co.uk/existing-customers](http://www.mbslending.co.uk/existing-customers) where you will find more information about arrears. You will find this in the 'Difficulties in Paying your Mortgage' page of the Mortgage section.

Where we introduce new charges, or increase existing charges, we will tell you personally at least 30 days prior to implementation. A change which abolishes a charge, or reduces the amount of an existing charge, may be introduced with immediate effect and without notice. Any changes in respect of charges will be advertised in each of the Society's branch offices.