

Tariff of Mortgage Charges

Platform 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 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 payment These are the fees and charges you may pay before we transfer your mortgage funds.	Porting fee	This non-refundable fee is charged if you are moving home, have an existing mortgage with us and apply to transfer the mortgage to your new home. It will only be possible to do this subject to the terms and conditions of your mortgage. This fee is payable on application to transfer an existing mortgage to your new home.	£199
	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.	Variable
	Product fee "We may also call this Application fee"	This is charged on some mortgages as part of the deal. It can be paid upfront 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.	Where applicable this fee will be detailed in your Illustration and Offer documentation.
	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.	Variable, where applicable this fee will be detailed in your Illustration and Offer documentation.
When you will pay this charge	Name of charge	What this charge is for	How much is the charge?
If you ask us for extra documentation and/or services beyond the standard management of your account.	Duplicate/interim statement fee	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£4
	Request for legal documentation fee	Any original documents relating to your mortgage, e.g. title deeds, that you ask for.	£4 + VAT
	Deed amendments	This fee covers the administration costs to amend the property or the title to the property and for sealing the relevant deed/issuing a letter of consent in respect of the variation. For example (this list is not exhaustive): Deed of Exchange, Deed of Variation (e.g. Variation of a lease), Deed of Grant (e.g. for rights of way), Deed of Easement, Local Authority Planning Agreement, Roof lease for solar panels.	£6
	Ground rent/service charge arrears	If you have a leasehold property, and following receipt of a CCJ, we need to settle unpaid ground rent or service charges on your behalf, this charge will apply. The outstanding ground rent, service charge and fee will be debited to your mortgage account and these amounts will incur additional interest.	£15
	Data subject access request	In compliance with the Data Protection Act, you are entitled to a copy of all personal information we hold about you. This charge covers administrative costs. You have the right to have any inaccurate data corrected.	£10

<p>If you change your mortgage</p> <p>NB. If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage.</p>	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 or tracker interest rate). 	Variable, where applicable this fee will be detailed in your Illustration and Offer documentation.
	Revaluation of property	Payable when a revaluation is required, for example for an additional lending request. This fee is collected before completion.	£65
	Change of parties administration fee We call this "Transfer of Equity"	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£160
	Consent to let fee	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.	£64 The interest rate you pay will also increase by 1%.
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</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>	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.	£6
	Arrears fee We call this "Late Payment 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.	£12
	Litigation fee	Where our collections process has been exhausted and an arrears situation remains unresolved, it may be necessary to pass the account to our solicitors. This fee is charged towards the management costs of preparing the documents that our solicitors need to start possession proceedings.	£22
	Taking possession of your property	This is a one-off fee to cover the administration costs involved in taking possession of a property.	£190
	Field agent services	If your account is in arrears or you have reached the end of your mortgage term and have a balance remaining on your account and we are unable to make contact with you, we may have to send an agent to your home to help you resolve your situation. This fee covers the costs of the field agent services, and can vary depending on the amount of work required.	Variable
<p>Ending your mortgage term</p>	Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Variable, where applicable this fee will be detailed in your Illustration and Offer documentation.
	Mortgage exit fee	You may have to pay this if: <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. 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.	£20
	Title management fee	This covers validating the registration of your title deeds with the Land Registry and ongoing management of title issues. It also covers the cost of retrieving and distributing your deeds from the storage facility, corresponding with all interested parties and overseeing their return. This fee is payable when your mortgage is redeemed.	£54

The Co-operative Bank p.l.c. is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (No. 121885). The Co-operative Bank, Platform, smile and Britannia are trading names of The Co-operative Bank p.l.c., P.O. Box 101, 1 Balloon Street, Manchester M60 4EP. Registered in England and Wales No. 990937. Credit facilities are provided by The Co-operative Bank p.l.c. and are subject to status and our lending policy. The Bank reserves the right to decline any application for an account or credit facility. The Co-operative Bank p.l.c. is a member of the Council of Mortgage Lenders and subscribes to the Lending Code which is monitored by the Lending Standards Board.

Calls to 0800 and 0808 numbers are free from landlines and mobiles. Calls to 03 numbers cost the same as calls to numbers starting with 01 and 02. Calls to 0845 and 0870 numbers cost 3p per minute, plus your phone company's access charge. Calls to 0844 and 0843 numbers cost 7p per minute, plus your phone company's access charge. Calls may be monitored or recorded for security and training purposes.

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