

Copy of Deeds and Documents Fee - £25.00

Charged when we are asked to provide either a full or part copy of your deeds or documents to you, or someone with authority to act on your behalf. This fee must be paid in advance of work being undertaken.

Copy of Mortgage Statement Fee - £20.00

Charged when you, or someone with authority to act on your behalf, asks for a copy of your mortgage statement or breakdown of your mortgage account. This fee must be paid in advance of work being undertaken.

Offer Reissuance Fee- £99.00

Charged when a mortgage offer is reissued upon request of the customer. The fee must be paid in advance of work being undertaken.

Deeds Dispatch Fee - £35.00

Charged when the deeds to your property are released to you or your solicitors. This fee must be paid in advance of work being undertaken.

Mortgage Questionnaire Fee - £40.00

This fee is charged when we receive a request to provide a lender with a completed questionnaire relating to the mortgage account and the property to consider the granting of a second charge. We must receive your written authority to provide such information. This fee must be paid in advance of work being undertaken.

Part Release of Security Part Sale/Part Purchase of Land Fee - £100.00

Charged when a request is made to sell part of the security or purchase adjoining land to be included in the security. This charge excludes the cost of any revaluation of the security which may be required to enable us to consider a request. This fee must be paid in advance of work being undertaken.

Redemption Administration Fee - £150.00

This fee is charged for discharging the mortgage at any time during, or at the end of the mortgage term. This fee will be included in the sum required to redeem your account when you request a redemption statement.

Redemption Statement Fee - £25.00

This fee is charged when you or someone with authority to act on your behalf requests a redemption statement. This fee must be paid in advance of the work being undertaken.

Reference/Information Requests Fee - £60.00

This fee is charged when a request is received to supply a reference or other information relating to your mortgage account to another lender or body, provided we have received your written authority to do so. This fee must be paid in advance of work being undertaken.

Subject Access Request Fee - £10.00

Charged when you, or someone with authority to act on your behalf, submits a Subject Access Request under the Data Protection Act. If information for both parties to the mortgage is required, the fee applicable is £10 per person.

Variation to Lease Fee - £60.00

The administrative fee charged if you request our consent to a variation to the lease in respect of your property. This charge excludes any legal fees that may be payable to solicitors which will be your responsibility. This fee must be paid in advance of work being undertaken.

Important Notes

1. For any other services not listed herein, the customer may ascertain the charges in advance from the Bank in writing.
2. The Bank reserves the right to amend the Tariff of Charges after due notice (in writing to customers at the last recorded address by ordinary post) or by publishing on the State Bank of India website.
3. In case of any discrepancies, please bring it to the notice of the bank immediately.
4. Please note that if the Bank incurs costs or expenses pertaining to the customer, the customer will pay those costs and expenses.
5. All services listed herein may not be available at all of our branches in the UK. For queries, please call your nearest branch.
6. All information, rates and prices in this leaflet form part of your terms and conditions that apply to your account.



TARIFF OF MORTGAGE CHARGES



PO Box 1018, Ipswich, Suffolk, IP1 9WU Tel: 0344 967 1860
Fax: 01473 283 859 DX: 141243 Ipswich 13
sbiuk.statebank

State Bank of India (UK) Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register number: 757156).

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This document shows all of the fees and charges that you may incur when SBI carries out administrative services in connection with your BTL mortgage. We may change the amount of any fees and charges for carrying out such services if the costs we incur in respect to the service increase.

These fees include VAT, where applicable.

Please note that we may ask for certain charges to be paid in advance of the service being undertaken.

Any charges added to your account will be notified in writing to you. All fees are correct at the time of going to print.

Lending Charges

Arrangement Fee - Variable

This fee is charged to cover the administration cost of setting up your chosen mortgage product.

Booking Fee - £99.00

This fee is charged upon application for assessing and processing your mortgage application. This fee is non-refundable.

CHAPS Transfer Fee - £35.00

This fee is charged to cover the cost of releasing funds to your solicitor by same day bank transfer.

Early Repayment Charge - See Your Mortgage Offer

This fee is charged if you repay your mortgage in full during the Early Repayment Charge period applicable to your mortgage product, if you make overpayments which exceed your capital repayment allowance or if your mortgage product does not allow for any additional payments. Please refer to your original Mortgage Offer for the terms and conditions of any Early Repayment Charges applicable to your mortgage.

Reinspection Fee - £85.00

This fee is charged where a reinspection of your property is necessary after the initial property valuation is carried out.

Valuation Fee - Variable

Charged where we need a valuation to assess the security offered by the property if you transfer your existing mortgage product to another property, or to assess any change in the security offered by the property for an existing loan.

Changes to your Circumstances

Change to Mortgage Terms Fee - £55.00

This fee is charged if you wish to change the terms upon which your mortgage was agreed. For example, if you wish to change the repayment period. If a Deed of Variation is required additional costs may be incurred. This fee must be paid in advance of work being undertaken.

Change of Repayment Type Fee - £80.00

This fee is charged if you wish to change the method of repayment on your mortgage account (for example: from Interest Only to Repayment). This fee must be paid in advance of work being undertaken.

Transfer of Equity Application Fee - £150.00

This fee is charged for considering a request to add and/or remove a borrower from the mortgage and for processing the Transfer of Equity if

the request is approved. This fee must be paid in advance of work being undertaken. This fee excludes any legal fees that may be payable to the solicitors which must also be paid in advance of work being undertaken.

Arrears and Legal Charges

Affidavit Swearing & Statutory Declaration - £50.00

The administrative fees incurred in the preparation of the legal documents relating to the legal process of repossession of a property. This fee will be added to the mortgage account.

Arrears Management Fee - £30.00

This is a monthly fee incurred on an account where a payment is not made in full on the due date and an arrears balance occurs. This fee is charged each month that the account remains in arrears if you have not made an arrangement with us for the repayment of the arrears. You will be informed in writing of any missed payments and given the opportunity to bring the account up to date. This fee will be added to the mortgage account.

Disposition Fee - £120.00

This fee is charged to cover the administration involved in selling a repossessed property. This fee will be added to your mortgage account.

Home Visit Fee - £100.00

This fee is charged to cover the expense of instructing our Representative to visit you to discuss your financial position and proposals for an arrangement to pay arrears on your account. Our Representative's costs will also be added to your mortgage account and fees will be charged even if you cancel the visit, or there is no-one at home when our Representative visits. This fee will be added to your mortgage account.

Insurance Policy Lapse/Cancellation Fee - £50.00

Charged when your buildings insurance cover has lapsed or been cancelled. This fee covers the cost in arranging cover on our Lender Only policy. In these circumstances we will advise you of the monthly cost which will be added to your mortgage. Please note that any such policy will only cover our interest in your property and therefore it is important that you arrange your own full Building Insurance cover.

Property Check Fee - £100.00

This fee is charged to cover the administration expenses for instructing our Representative to visit your property to ascertain who is in occupation. This fee will be added to your mortgage account.

Repossession Fee - £300.00

This fee is charged to cover the administration of taking a property into possession. This fee will be added to the mortgage account. The fee excludes any legal fees or agent fees that may also be payable.

Solicitors Instruction Fee - £100.00

This is to cover administration charges in instructing solicitors to act on our behalf in respect of a breach of mortgage conditions, including if your mortgage account falls into arrears. This fee will be added to your mortgage account. This fee excludes any legal fees that may be payable to the solicitors which will also be added to your mortgage account.

Tracing Fee - £30.00

This fee is charged if we are unable to contact you at the correspondence address that we hold for you. This fee will be added to your mortgage account.

Unpaid Cheque Fee - £30.00

Charged when a cheque is returned unpaid by your bank. This fee will be added to your mortgage account.

Unpaid Direct Debit Fee - £20.00

Charged when a Direct Debit is returned unpaid by your bank. This fee will be added to your mortgage account.

Unpaid Ground Rent/Service Charge Fee - £60.00

Charged when we receive notification that you have not paid your ground rent service charge and we make payment on your behalf. This fee will be added to your mortgage account. The payment of outstanding charges to your Freeholder will also be added to your mortgage account.

Miscellaneous Charges

Account History Request/Balance Breakdown - £20.00

This is charged when you or someone with authority to act on your behalf requests details of the account history outside of the normal statement period. This fee must be paid in advance of work being undertaken.

Approval of Legal Documents Fee - £100.00

The administrative fee charged if you require us to approve legal documents which relate to your mortgage or your property. This charge excludes any legal fees that may be payable to solicitors which will be your responsibility. This fee must be paid in advance of work being undertaken.

Consent to Solar Panel Lease - £70.00

Charged if you require us to consent to a lease for the installation of PV Solar Panels on your property. This charge excludes any legal fees that may be payable to solicitors which will be your responsibility. This fee must be paid in advance of work being undertaken.