

Tariff of Charges Guide

Heritage Lifetime Mortgages



It is important to us that you fully understand the cost of releasing equity from your home. This guide gives you a list of the current charges associated with your lifetime mortgage, and what they are for.

1. Initial fees

Valuation fee

- This depends on the estimated value of your property and is payable at the time of application. Pure Retirement will not charge a valuation fee for initial advances.

Property value	Valuation fee	Property value	Valuation fee
£0 - £150,000	£276.00	£1,500,001 - £2,000,000	£1,309.26
£150,001 - £300,000	£348.00	£2,000,001 - £2,500,000	£1,816.44
£300,001 - £500,000	£456.00	£2,500,001 - £3,000,000	£1,856.92
£500,001 - £750,000	£696.00	£3,000,001 - £4,000,000	£1,980.00
£750,001 - £1,000,000	£960.00	£4,000,001 - £5,000,000	£2,100.00
£1,000,001 - £1,500,000	£1,021.50	£5,000,001 - £6,000,000	£2,220.00

Arrangement fee

- No arrangement fee charged for initial advances.

Legal costs

- You must appoint a legal adviser to act for you and you will need to pay your own legal costs.

Re-inspection fee – dependent on property value

- Only charged if the valuer has to make another visit to your property.
- This can be deducted from the loan before the funds are transferred, or can be paid in advance of the re-inspection.

Property value	Re-inspection fee	Property value	Re-inspection fee
£0 - £150,000	£90.00	£1,500,001 - £2,000,000	£150.00
£150,001 - £300,000	£90.00	£2,000,001 - £2,500,000	£300.00
£300,001 - £500,000	£90.00	£2,500,001 - £3,000,000	£300.00
£500,001 - £750,000	£90.00	£3,000,001 - £4,000,000	£400.00
£750,001 - £1,000,000	£90.00	£4,000,001 - £5,000,000	£400.00
£1,000,001 - £1,500,000	£150.00	£5,000,001 - £6,000,000	£500.00

2. Fees during the lifetime mortgage

Sometimes additional charges may be necessary during your lifetime mortgage.

Moving home

Valuation fee This will depend upon the estimated value of your new home and is payable at the time of application. This fee is non-refundable.	Please refer to the valuation fee table.
Arrangement fee This covers our cost of transferring your lifetime mortgage, including our legal fees. This fee is payable at the time your lifetime mortgage is transferred. This fee is non-refundable.	£595
Legal fees You will also need to pay the usual legal costs associated with moving home and transferring your lifetime mortgage.	Please speak to your legal adviser to confirm the amount of any legal fees you will need to pay.

Loan repayment fees

Redemption fee This covers the cost of repaying your lifetime mortgage and is payable on repaying. This fee is non-refundable.	£125
Redemption statement The first redemption statement in any 12 month rolling period is free of charge.	Free
Additional or duplicate redemption statements This covers the provision of each additional or duplicate redemption statement within the first 12 month period of the first redemption statement.	£10 each
Early Repayment Charges	Please refer to the Early Repayment Charges Guide.

Changes to borrowers and transfers of equity

- You will be required to pay all legal costs (Pure Retirement's and your own).
- If you wish to add another borrower this will be treated as a new application and all relevant costs will apply.
- Please refer to your Key Facts Illustration for more information.

3. Further advance fees

When you have withdrawn all the remaining money available in your cash reserve facility, you may be able to apply for additional borrowing. This is known as a "further advance".

Property valuation – dependent on the property's value To agree how much additional borrowing you can take, you will have to pay for your property to be valued again.	Please refer to the property valuation fee table in Section 1.
Arrangement fee This is to cover the additional costs of setting up a further advance.	£395

4. Other costs

Sometimes other costs occur during a lifetime mortgage, please see below for the summary of these costs.

Duplicate/interim mortgage statement A statement is provided to you at least once a year. This fee is charged if you request an additional statement.	£10
Unpaid ground rent/service charges Charged to cover our administration costs if you fail to pay these charges.	£45
Duplicate copy of a letter Charged if you request a duplicate copy of a letter that we have already sent to you.	£20
Change or renewal of buildings insurance Inspecting the renewal or new documents for suitability.	Free
Copy of agreement or title deeds Charged if you request a copy of an agreement or title deeds, where these are held by Pure Retirement.	£25

Occupancy visit fee Charged to cover the costs of validating occupancy of the property (i.e. returned mail).	£110
Letters of reminder Charged at Pure Retirement's discretion where it is necessary to issue a letter of reminder. This could be in respect of unpaid ground rent/service charges, or where the property insurance has or is about to lapse.	£10
Rejected payment Charged where a payment collected by Pure Retirement is returned as rejected, unpaid or declined.	£15
Request for full account information If you request copies of data we hold about you, i.e. a "subject access request" under the Data Protection Act.	Free
Repossession charges Charged to cover our costs for taking possession and selling your property. Costs may be to cover estate agent's fees, change of locks, cleaning, affidavits, valuation, conveyancing, management fees and receiver fees.	On a case by case basis
Part sale of land (Not available to all products) Charged to cover our administration costs. You will also be required to pay valuation and legal costs.	£95
Questionnaires requiring title information Charged if you ask us to provide title information to you or a third party.	£50

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