

## Siberite Mortgages Limited Tariff of Mortgage Charges (Effective 1 April 2024)

Please note this tariff replaces any previous tariffs.

At Siberite Mortgages Limited, we support the mortgage industry's initiative with Which? to make our fees and charges easy for you to understand.

Our Tariff of Mortgage 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 other firms charge, you may notice some that don't appear in our tariff (below). This means we don't charge you these fees.

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

Name of Charge	What this charge is for / when will you pay this fee	How much is the charge?
Telephone payment charge (commercial buy-to-let borrowers only)	This fee will be charged to cover our additional administration costs incurred in manually processing a payment which is made on each account paid by credit / debit card over the phone.	£2.50
Portfolio review charge (commercial buy-to-let borrowers only)	This fee is charged if a buy-to-let portfolio has to be reviewed by the commercial team. A restructure of the portfolio takes place in which you agree to new terms and conditions and sign. Reasons for a review can include: <ul style="list-style-type: none"> <li>• Request from the borrower to review a proposal;</li> <li>• Payment of ground rent / service charges on your behalf;</li> <li>• Customer request to change the mortgage term;</li> <li>• Customer request to change repayment type to Interest Only;</li> <li>• A formal demand being issued following a breach of terms and conditions.</li> </ul>	£400.00

## If you are unable to pay your mortgage or if we have reason to believe there is a breach of your mortgage terms and conditions

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.

Name of Charge	What this is for / when you will pay this charge	How much is the charge?
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.	£6.50
Arrears 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. Further information about this fee is available upon request.	£40.00
Field agent visit	The cost of a field agent to visit the property to discuss your account and the options available to you, for example, if your mortgage account is in arrears.	Up to £100 + VAT
Field agent occupancy check	The cost of a field agent to visit and check the property if we are reasonably concerned about the protection of our security, for example, if the property is being let without permission.	Up to £100 + VAT
Third party costs	Additional costs we incur when we appoint third parties to carry out certain activities. These costs may include, for example, solicitor's costs, receiver's costs, court fees or asset manager costs relating to the repossession and sale of the property.	These fees vary depending on your circumstances.

## Ending your mortgage term

Name of Charge	What this is for / when you will pay this charge	How much is the charge?
Mortgage exit fee	<p>You may have to pay this fee if:</p> <ul style="list-style-type: none"> <li>• Your mortgage term comes to an end;</li> <li>• You transfer the loan to another lender;</li> <li>• You transfer the borrowing from one property to another; or</li> <li>• You repay the outstanding balance on your loan.</li> </ul> <p>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 or if you repay the outstanding balance on your loan (known as 'redemption').</p> <p>You may also be charged a deeds release fee.</p> <p>Please note. You may also 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.</p>	Please refer to your original mortgage offer

Siberite Mortgages Limited is registered in England & Wales under company number 11416218. Registered address: 1 George Street, Uxbridge, London, England UB8 1QQ. Siberite Mortgages is a trading name of Topaz Finance Limited, which has been appointed to administer your mortgage by your lender, Siberite Mortgages Limited.

Topaz Finance Limited is registered in England & Wales (Company Number 05946900). Registered address: Harman House, 1 George Street, Uxbridge, London, England UB8 1QQ.

Topaz Finance Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 461671). Most buy-to-let mortgages are not regulated by the Financial Conduct Authority.