



## FEES AND COSTS

Product	Total Fees Payable	Fee Payable Upon Application	Fee Payable Upon Issue of the Offer
Residential Mortgage	£695	£195	£500
Buy to Let Mortgage	£695	£195	£500
Let to Buy (2 mortgages)	£695	£195	£500
Commercial Loan	£1,495	£495	£1,000
Bridging Loan	£1,495	£495	£1,000
Development Finance	£2,495	£495	£2,000

### Multiple Applications

For multiple mortgage arrangements we will combine fees as follows:-

Product	Total Fees Payable	Fee Payable Upon Application	Fee Payable Upon Issue of the Offer
2+ Mortgages	£995	£195	£800
3+ Mortgages	£1,495	£495	£1,000
6+ Mortgages	£2,495	£495	£2,000

**In all cases where there is a bridging loan or commercial loan arranged, the minimum fee will £1495.**

### Fee Summary

#### Residential Mortgages

For advising and arranging a Residential or Buy to Let mortgage we typically charge a fee of £695; £195 is payable upon the full mortgage application and £500 is payable upon the issue of the mortgage offer.

#### Let to Buy

For advising and arranging a Let to Buy mortgage on your current home AND a Residential mortgage for your new home we will charge a fee of £695; £195 is payable upon the full mortgage application and £500 is payable upon the issue of both mortgage offers.

In all Let to Buy cases the fee will remain at £695 despite there being 2 mortgages.

## Buy to Let Mortgages

For advising and arranging a Residential or Buy to Let mortgage we typically charge a fee of £695; £195 is payable upon the full mortgage application and £500 is payable upon the issue of the mortgage offer.

## Commercial Loans and Mortgages

For advising and arranging a Commercial loan or mortgage we typically charge a fee of £1,495; £495 is payable upon the full application and £1,000 is payable upon the issue of the loan or mortgage offer.

## Bridging Loans

For advising and arranging a bridging loan we typically charge a fee of £1,495; £495 is payable upon full application and £1,000 is payable upon completion or 28 days whichever is the sooner.

Where we arrange a bridging loan or development finance and subsequent term loan or remortgage for the same property we will only make the one initial charge.

## Development Finance

For advising and arranging Development finance we typically charge a fee of £2,495; £495 is payable upon the full application and £2,000 is payable upon the issue of the offer.

## General

We always charge a fixed fee; we do not charge 'percentage of the loan' fees. This way our fees are transparent and you always know exactly what the fee will be, no matter the size of the loan.

Our fees are based upon the type of mortgage or loan and the lender we have recommended. Our fees do not distinguish between:-

- Personal and limited company applications
- Portfolio and non-portfolio landlords
- Single let properties, multi let properties or HMOs

We typically receive commissions from lenders with whom we place mortgages and loans and do not refund these commissions to clients.

We always source a mortgage to fit our client's requirements and not by any fees that the lender may pay us.

We do not usually make any charge if we cannot source you a mortgage or loan unless previously agreed in writing and will refund any fees paid in this case, unless agreed otherwise.

We will arrange future mortgages, further advances and product transfers on the same property for no further fees as long as a commission is payable by the lender. If a commission isn't paid by the lender a fee may be charged by mutual agreement and will always be agreed in writing beforehand.

The fees stated in the fee agreement are charged by Keys (UK) Limited and not the lender, and is incremental of any fees/charges by the lender.

## Non Completion Fees

If you have been provided with a decision in principle, mortgage illustration or heads of terms and you do not complete on the mortgage, choose to use another broker or approach the lender directly the full fees as stated in the fee agreement are still due.

### **Late Payment**

In the event of late payment of the fees stated in the fee agreement we reserve the right to charge the client interest in respect of any sum due under this agreement at a rate of 2% per annum above the base rate of a high street bank from the due date. We also reserve the right to charge any fees incurred in recovering monies owed to us.

### **Referral Fees**

We may receive a fee for introducing you as a client for other services.

When your mortgage is offered we will introduce you to carefully selected insurance advisers to discuss your insurance needs.

We will only ever introduce you to other third parties with your express permission to do so.

### **Payments**

Lender fees such as product booking fees and valuations are usually made online using your credit or debit card. Payments must be made in the name of one of the applicants.

You can pay our fees using your credit or debit card; we take Visa, MasterCard, Visa Debit and we also take American Express for our fees. You can also pay for our services by BACS, please ask us for details if this method of payment is preferred.