

Appendix 1

If you change your second charge mortgage

Name of charge	What is this charge for?	How much is the charge?
Deed of postponement	This will be needed if you re-mortgage or change your first charge mortgage lender; the Deed ensures Nemo remains the second charge mortgage. This fee is only charged by Nemo if the Deed application is approved. It can be paid by debit card.	£125
Deed of postponement (Scotland)	If your security address is in Scotland, you will need to pay the above fee to Nemo and this separate fee to our solicitors in Scotland before the Deed is finalised. This is in accordance with Scottish legislation.	£150

If you are unable to pay your Nemo second charge mortgage

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 payment difficulties (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 is this charge for?	How much is the charge?
Unpaid / returned direct debit	Payable if your nominated bank rejects a direct debit collection.	£20
Default notice	Payable if the level of arrears results in Nemo sending you a Default Notice	£50
Arrears visit	Payable if Nemo arranges for a Representative to visit you when you are in arrears; we will only instruct a Representative to visit you if we have not been able to discuss the matter with you over the telephone	Up to £90

Repossession costs:

At Nemo:

- Repossession charges may include unpaid ground rent, service charges and repair costs
- If you become unable to pay your mortgage we will notify you of any additional charges and costs you may have to pay (which may include charges and costs in respect of solicitors, court and asset management fees).

Ending your Nemo mortgage term

Name of charge	What is this charge for?	How much is the charge?
Early Repayment Charge (ending your mortgage)	You may be charged this if you repay your second charge mortgage in full before the term ends.	This value, or the calculation of this value, is detailed in the Agreement and/or documentation provided to you at the start of your Nemo second charge mortgage. Please contact us if you would like some more information or to request a settlement quote
Mortgage exit fee <i>Referred to by Nemo as Security Release</i>	<p>You may have to pay this if:</p> <ul style="list-style-type: none"> • You took out your Nemo loan before 6th April 2008, with a value of more than £25,100 (please contact us if you would like to check if this affects you); and • Your mortgage term comes to an end; or • You transfer the loan to another lender; <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 (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.</p>	£65
Standard Security Release (Scotland)	You may be charged this if you repay your second charge mortgage in full before the term ends. This is only payable if the secured property is in Scotland because of Scottish legislation. This fee is payable to our solicitors in Scotland; the charge will not be released until this has been paid. Please note that this is charged in addition to the Early Repayment Charge and the mortgage exit fee when applicable.	£210 (this value is based on the average charged)