



A Guide to Fees and Charges

Introduction:

Avant Money has produced this booklet to inform you of any fees and/or charges relating to your Avant Money mortgage account.

These fees and charges are correct as at 10 August 2020 and are subject to change. Where these fees are changed, we will notify you accordingly.

For information on the operation of your Avant Money mortgage, please refer to our Terms of Business which are available at www.avantmoney.ie/mortgages or alternatively you can call us on 0818 274 089. Our offices are open Monday to Friday from 09:00 to 17:30 (excluding Bank Holidays). We would be delighted to assist you at any stage.

Further information about our mortgage loans and interest rate options can be found on our website www.avantmoney.ie/mortgages/rates. Please contact us for further details if you wish to explore any of these options. This fees and charges booklet is also available on our website www.avantmoney.ie/mortgages/documents

Avant Mortgage Account Fees and Charges:

Account Management Charges	
Unpaid direct debit	€12 per direct debit unpaid
Duplicate interest statement	€6 per interest statement
Duplicate mortgage account statement	€6 per statement
Subsequent offer fee	Nil
Alteration of mortgage product	Nil

Legal Charges	
Legal Costs – repossession	Actual costs will be payable

Securities Charges	
Security Release	€40
Accountable trust receipt	€40

Valuation Fee	
Valuation Fee	€185 *
Revaluation fee	€85

*For non-standard properties or properties with a value in excess of €1m the valuation fee is €210.

For more information please refer to our website www.avantmoney.ie/mortgages/valuers.

Avoiding Fees and Charges:

- **Avoiding Duplicate Statement Charges:**
Keep your statements and records: file and record your account statements and interest statements in order to minimise your need to request duplicate records.
- **Avoiding Unpaid Direct Debit Charges:**
Pay on Time: it is important to be aware of when payments are due and to make payments on time, in order to avoid unpaid direct debit charges.

Your own expenses associated with your mortgage:

You will have some fees to pay in connection with your mortgage loan. Below are some examples of expenses that may be payable:

Stamp Duty:

Stamp duty is payable on your new home. Your solicitor will work out how much stamp duty you will owe.

Your own advisors' fees:

You will pay fees, charges and expenses that you are charged by any of your own advisors in connection with the mortgage loan.

Valuation Report:

A valuation of the property must be carried out and fees are detailed in the above table.



Insurance:

- **For your property:**

For your own protection as well as ours, it will be a condition in your letter of offer that your property is adequately insured, at your own cost.

- **Life assurance:**

If you or your dependants intend to use the property as a principal place of residence, you must show evidence of mortgage protection insurance, unless you are exempt under the Consumer Credit Act 1995. These policies are designed to pay off your mortgage in full if you or your co-borrower die unexpectedly. The correct type of life assurance will depend on the amount, term and type of borrowing.