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I cannot believe that so many hackles have been raised over what are only fees agreed between lenders and borrowers for dealing with the paperwork and legal costs generated when clients wish to exit their mortgage contracts.

Exit fees have been around for a long time, but aggregators and brokers are now coming out of the woodwork, suddenly claiming that lenders are disregarding the Financial Services Authority's regulations and are treating customers unfairly by levying them.

Some are also making noises about the fact that lenders are getting rid of exit fees, only to bring them back under different names.

But weren't exit fees called deeds release fees at one time, so isn't re-branding them par for the course?

I fear this is a case of much ado about nothing. After all, exit fees are not a lot of money.

The issue is that clients should know exactly how much exit fees will cost at the outset of their mortgage deals and that these costs should not change.

As long as exit fees are not variable and borrowers are aware of how much they will cost, I fail to see how charging them is wrong. It's like a retailer selling you a TV and then not being allowed to charge you for servicing it in the future.

Trust me, lenders are not profiting from these charges – they are simply covering the costs incurred by the administration required.