

Tariff of Mortgage Charges

Here, we've listed all the charges you need to pay for your mortgage. We've explained what the charge is for, and the amount you need to pay. We've worked closely with the Mortgage Industry and Which? to make sure our fees and charges are easy to understand.

You might see this document for mortgages from other brands – it's used to help customers compare mortgages. So, you may notice other firms charge fees that we don't.

When you'll pay this charge		
Name of charge	What's the charge for?	How much is the charge?
Before your first monthly payment.		
These are the fees and charges you may have to pay before we transfer your mortgage money.		
Application fee	We'll charge this for handling your application (even if your application is unsuccessful or you cancel it).	Variable (see product)
Electronic funds transfer fee	We'll charge this for transferring the mortgage money to you or your solicitor	£35.00
Legal fee	People normally ask a solicitor to act on their behalf when buying a home or remortgaging. If you do this, you might have to pay their legal fees and costs as part of their work. The solicitor will charge you directly unless we tell you we'll contribute to the legal costs as part of your product deal.	Ask your solicitor to confirm these costs
Product fee	We charge a product fee on some mortgages as part of the deal. You can pay it upfront, or you can add it to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the same rate. It might be a flat fee, or a percentage of the loan amount.	Variable
Re-inspection fee	We'll charge this if your mortgage is released in stages or you're using it to renovate your home. It covers the new valuation we need to do after the work has been carried out.	£195.00
Valuation fee	This is the lender's valuation report, which is used to calculate how much it will lend you. This is separate from any valuation or survey of the property you might want to arrange. There are other homebuyers or structural survey options available to you that also charge a fee. There may be different approaches in different parts of the UK. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	Variable
If you ask us for extra documents and/or services		
Additional borrowing application fee	We'll charge this for handling an application if you want to borrow more on your mortgage account (even if your application is unsuccessful or you cancel it).	Variable
If you change your mortgage		
NB if you change to a new mortgage product, we might also change you the 'before your first monthly payment' fees at this stage		
Early repayment charge (changing your mortgage)	You may have to pay this if you overpay more than the amount shown in your terms. You might also have to pay this if you switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).	Variable You can find the amount on your offer letter
Partial Release of Property Fee	You must pay this if you want to remove part of the property or land from the mortgage. It covers admin costs, including signing the legal deed and sending letters of consent.	£140.00
Change of Parties Administration Fee	We'll charge this if you want to add or remove someone (a 'party') from the mortgage.	£250.00
Consent to Let Fee	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement. This is where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£100.00
Consent to Second Charge Administration Fee	We'll charge this if another lender asks us for our consent to charge a second admin fee against your property.	£60.00
Loan Security Administration Fee	We'll charge this if you ask us to make any changes to your mortgage legal deeds. We won't charge unless we agree to the changes.	£100.00

If you are unable to pay your mortgage

These are the most common charges you may have to pay if you don't keep up with your mortgage payments. Some charges, for example those covering unpaid/returned direct debits or cheques, happen when you start to fall behind on your payments. We also call this being 'in arrears'.

Other charges, for example, to do with us repossessing the property, may come later and will depend on your situation.

Field Agent Visit Fee	This fee covers the cost of getting a Field Agent to visit you at your home. This might happen if we need to discuss your mortgage account or help you resolve any debt	Up to £120.00
Solicitor Costs	If we have to pay for solicitors to take legal action on our behalf to repossess your property, we'll add the amount we pay to your mortgage account.	Variable
Unpaid Ground Rent/Service Charges	If we have to pay the ground rent or service charges on a mortgaged property, we'll add the amount we pay to your mortgage debt.	Variable
Unpaid Ground Rent/Service Charges Administration Fee	We'll charge this to cover admin costs to do with paying unpaid ground rent or service charges to your freeholder or their agent.	£100.00

Ending your mortgage term

Early Repayment Charge (ending your mortgage)	We might charge this if you repay your mortgage in full before the mortgage term ends	Variable As detailed on your offer
Mortgage Exit Fee – Retirement Interest Only Mortgage (RIO)	You may have to pay this if your RIO mortgage term comes to an end. You might also have to pay this if you transfer the loan to another lender or use it to buy another property. You'll have to pay this either at the end of the mortgage term, or before if you transfer the loan to another lender or another property. This is known as 'redemption'. Your solicitor or conveyancer might charge you a separate fee for your mortgage redemption and to release you from your mortgage contract.	£250.00
Mortgage Exit Fee	You may have to pay this if your mortgage term comes to an end. You might also have to pay this if you transfer the loan to another lender or use it to buy another property. You'll have to pay this either at the end of the mortgage term, or before if you transfer the loan to another lender or another property. This is known as 'redemption'. Your solicitor or conveyancer might charge you a separate fee for your mortgage redemption and to release you from your mortgage contract.	£80.00

These fees may change from time to time. This means the amount we charge you might be different to the amount listed in the table. Fees we charge to your mortgage account will be the amount which is current at the time the fee is charged. You'll have to pay interest at your current interest rate on any fees and costs added to your mortgage.