

Mortgages

Price List

Mortgage Price List

We are working closely with the mortgage industry and Which? to make fees and charges easier for you and your customers to understand. Fees and charges are now being explained in a consistent way across the industry to help customers compare mortgages.

When looking at the fees that other firms charge, you may notice some that don't appear in our tariff (below). This means we don't charge our customers these fees. Some other fees may apply if customers are unable to pay their mortgage, but we'll let them know if this is the case.

Below is a copy of our price list for residential mortgage customers.

Name of charge	What is the charge for	How much is the charge
Funds transfer	Electronically transferring the mortgage funds to you or your solicitor. We charge this as we send the funds via CHAPS (Clearing House Automated Payments System).	£10
Legal work	Normally, you will instruct a solicitor or licensed conveyancer to act on your behalf for your home purchase transaction. You'll need to pay any resulting legal fees and costs directly to your solicitor or their firm. Some mortgage deals offer fees-assisted legal work. If you've selected one of these, we'll pay our share directly to the solicitor or firm (covering the basic legal fee only). You'll be responsible for paying any remaining balance. Your mortgage broker can advise you of these costs. If your appointed solicitor or licensed conveyancer is not on our approved conveyancing panel at the point of application, we will instruct another solicitor to act on our behalf, resulting in additional legal fees. For further information please contact us on 03333 99 00 50 or speak to your broker.	Ask your solicitor or licensed conveyancer to confirm these costs.
Product fee	This is charged on some mortgages as part of the deal. It can be paid up-front or added to the total mortgage amount. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing.	Varies by product. Please refer to the mortgage illustration and offer documents in your Vault.
Valuation fee	This fee covers our valuation report, which is used to calculate how much we could lend you. This is separate from any valuation or survey of the property you might want to commission. There are other homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK.	£0 (A standard valuation is free, but other charges will apply for different survey types.)
Re-inspection	If your mortgage is released in stages, and you're using it to renovate your home, this fee covers the new valuation we need to do after the work is carried out. We will not add any additional charges to the costs of this work.	£75 (inc VAT)

If you change your mortgage

If you change to a new mortgage product, the fees in the previous 'Before' section may also apply at this stage.

Name of charge	What is the charge for	How much is the charge
Early repayment charge (ERC) (changing your mortgage)	You may have to pay this if: <ul style="list-style-type: none">You overpay more than your mortgage terms allow.You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).You take only part of your existing Digital mortgage with you to a new property (partial port).	Variable - please refer to your Mortgage Offer. The ERC is a percentage of the mortgage balance being paid in excess of any overpayments allowance. The percentage applied will vary depending on how long is left on your mortgage deal.
Change of parties (Transfer of equity)	Legal fee for adding or removing someone (a 'party') from the mortgage.	Variable — payable to your solicitor. We will process the transfer of equity but will not charge for providing this service.
Partial release of property	Payable if you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent. There may be additional charges for any legal work and third party payments.	£58 (inc VAT)

We don't charge you for providing a reference to another mortgage provider.

If you are unable to pay your mortgage

These are the most common charges you may have to pay if you fail to keep up with your mortgage payments. Solicitor and court fees may be charged if we start legal action. Upon repossession of the property, fees, such as estate agent and conveyancing fees, may apply and will be dependent on your circumstances.

Name of charge	What is the charge for	How much is the charge
Field agency home visit	If you find yourself in financial difficulties, we may instruct a third party agent to visit you, assess your circumstances and look at the best repayment option. The cost of this service depends on the third party — we don't add any additional charge.	Variable
Payment of ground rent/service charge	If you're unable to pay your ground rent or service charge, we may pay it to protect our assets.	We'll add any ground rent or service charges that we have to pay to your outstanding balance, where interest will be charged on this additional amount at the same rate as your mortgage. We will process the payment of ground rent/service charge but will not charge a fee for providing this service.

Ending your mortgage term

Name of charge	What is the charge for	How much is the charge
Early repayment charge (ERC) (changing your mortgage)	You may have to pay this if you pay off your mortgage before your current deal ends (e.g. by moving to another lender or by paying off a lump sum).	£variable - please refer to your Mortgage Offer. The ERC is a percentage of the mortgage balance and the percentage applied will vary depending on how long is left on your mortgage deal.