

Santander tariff of mortgage charges effective from 10 July 2023

This tariff replaces any previous tariff.

Santander is involved in the mortgage industry's initiative with the UK Finance and Which? to make our fees and charges easy for you to understand.

Our tariff of charges fully reflects the initiative's good practice principles. This same document is being used 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. This means we don't charge you these fees.

If our costs for providing a service increase, we may need to increase the fee that we charge.

We'll provide you with an updated tariff of charges each year. This will come with your mortgage statement. You can ask us for a copy at any time.

We may need to charge an additional fee if you request a complex or unusual transaction. We'll tell you what it is before you decide whether to proceed.

Before your first monthly payment

These are the fees and charges you may have to pay before we transfer your mortgage funds.

Name of charge	What this charge is for	How much is the charge?
Account fee	<p>Managing your mortgage account. This also includes closing your mortgage account when your mortgage ends. The product details for your mortgage will tell you if this is the case. It's payable on completion, however you can defer this fee until the end of your mortgage. This fee is paid once during the lifetime of the mortgage on your existing property. If already paid, you will not have to pay this again.</p> <p>For ex Alliance and Leicester customers the fee is known as a Redemption Administration Charge. This charge is £295. This is unless you took your mortgage out before 1 August 2004 and haven't agreed to new terms and conditions since then. In that case the charge will be £195.</p>	£225
Legal fees	You will normally instruct a solicitor to act on your behalf in connection with your home purchase transaction. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are charged by the solicitor, directly to you, unless we tell you that we'll contribute to the legal costs as part of your product deal.	These fees/costs are charged by the solicitor, directly to you.
Product fee	This is charged on some mortgages as part of the deal. It can be paid upfront or sometimes you can add it to your mortgage. If you add it to your mortgage, you'll pay interest on it at the same rate as the rest of your borrowing. It might be a flat fee, or a percentage of the loan amount.	Variable
Valuation fee	<p>The lender's valuation report, which is used to calculate how much they'll lend you. This is separate from any valuation or survey of the property you might want to commission.</p> <p>There are other homebuyer or structural survey options available to you at a cost and there may be different approaches in different parts of the UK.</p> <p>In most cases, you'll receive a free standard valuation for mortgage purposes.</p>	We reserve the right to charge a valuation fee in some instances

If you ask us for extra documentation and/or services beyond the standard management of your account

Name of charge	What this charge is for	How much is the charge?
Document retrieval and copying	The cost of getting and supplying documents.	£5
Itemised statement (for each year)	Gathering information, preparing and supplying a list of your mortgage account transactions. This charge relates to each calendar year we're asked to provide the information for.	£5
Flexible mortgage limit review	Our time in completing an application to change your flexible mortgage limit.	£100
Re-valuation fee	A re-valuation, if necessary, as a result of you asking for more money or if a re-valuation is required in connection with a request to value our security (or when considering adding missed payments to your mortgage).	£80

If you change your mortgage

Remember, if you change to a new mortgage product, the 'Before your first monthly payment' fees may also apply at this stage.

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (changing your mortgage)	You may have to pay this if for example: <ul style="list-style-type: none">you overpay more than your mortgage terms and conditions allow; oryou change your mortgage product during a special rate period (e.g. while you're on a fixed interest rate).	Please see your mortgage offer or view your mortgage account in Online or Mobile Banking for details.
Change of term fee	Extending or reducing the remaining term of your mortgage.	£75
Changing your repayment method fee	Transferring all or part of your mortgage from a capital and interest (repayment) mortgage to an interest only mortgage.	£75
Change of parties administration fee	Our administrative costs for adding or removing someone (a 'party') from the mortgage.	£95
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, where we agree to you letting out your property for a set period of time. The fee may vary if the mortgage is on a flexible product and will be advised by our lettings team once they receive the 'consent to let' application.	£295 standard fee
Flexible mortgage administration charge	Our costs to action a drawdown on a flexible mortgage if there have already been three requests made in the same calendar year.	£10

If you're not able to pay your mortgage, ground rent or service charges

This is the most common charge you might have to pay if you fail to keep up with your payments.

Name of charge	What this charge is for	How much is the charge?
Unpaid ground rent/service charge fee	The administrative costs that we charge if your freeholder or management company approaches us to pay ground rent or service charge on your behalf, in order to prevent forfeiture of lease. If we do agree to pay any such outstanding amount, this will be added to your mortgage.	£70

A detailed 'Arrears and litigation tariff of charges' will be sent to you once you're in arrears and before litigation starts. 'Arrears' means you've missed at least one mortgage payment. 'Litigation' means we've started the process to repossess your property. You can get a copy of this from us at any time and we'll send you a copy if it becomes appropriate.

If you're struggling with your mortgage payments please speak to us. Or you could get some free and impartial advice from StepChange Debt Charity. They can be contacted on stepchange.org or **0800 138 1111**.

Ending your mortgage term

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (ending your mortgage)	You may be charged this if you repay your mortgage in full before your special rate period ends (e.g. while you're on a fixed interest rate).	Please see your mortgage offer for details.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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