

# Santander tariff of mortgage charges effective from 4 January 2017

(Please note, this tariff replaces any previous tariffs.)

Santander is closely involved in the mortgage industry's initiative with the Council of Mortgage Lenders 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.

Please note that 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 mortgage charges each year with your mortgage statement. You can also ask us for a copy at any time.

If you request a complex or unusual transaction we may need to charge an additional fee for this, but will make you aware of this in advance so you can decide if you wish 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?																																																			
<b>Account fee</b>	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.	£225																																																			
<b>Funds transfer fee</b>	Electronically transferring the mortgage funds to you or your solicitor.	£35																																																			
<b>Legal fees</b>	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.																																																			
<b>Product fee</b>	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																																																			
<b>Re-inspection fee</b>	If your mortgage is released in stages and you're using it to renovate your home. This covers the new valuation we need to do after the work's carried out.	£55																																																			
<b>Valuation fee</b>	<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>Some mortgages offer a free standard valuation - the product details of your mortgage will tell you if this is the case.</p> <p>For properties over £2.5 million, please contact us.</p> <p>If the purchase price is a reduced figure, for example when buying your council home, we'll base the fee on the valuation, not the price. The minimum fee for a re-inspection is £55. The fees include a non-refundable valuation set up fee of £90.</p>	<table border="1"> <thead> <tr> <th>Purchase price up to</th> <th>England, Wales and N. Ireland</th> <th>Scotland</th> </tr> </thead> <tbody> <tr> <td>£50,000</td> <td>£185</td> <td>£95</td> </tr> <tr> <td>£100,000</td> <td>£220</td> <td>£95</td> </tr> <tr> <td>£150,000</td> <td>£260</td> <td>£95</td> </tr> <tr> <td>£200,000</td> <td>£295</td> <td>£95</td> </tr> <tr> <td>£250,000</td> <td>£330</td> <td>£95</td> </tr> <tr> <td>£300,000</td> <td>£365</td> <td>£95</td> </tr> <tr> <td>£400,000</td> <td>£430</td> <td>£340</td> </tr> <tr> <td>£500,000</td> <td>£490</td> <td>£400</td> </tr> <tr> <td>£600,000</td> <td>£550</td> <td>£460</td> </tr> <tr> <td>£700,000</td> <td>£615</td> <td>£525</td> </tr> <tr> <td>£800,000</td> <td>£680</td> <td>£590</td> </tr> <tr> <td>£900,000</td> <td>£740</td> <td>£650</td> </tr> <tr> <td>£1,000,000</td> <td>£805</td> <td>£715</td> </tr> <tr> <td>£1,500,000</td> <td>£940</td> <td>£850</td> </tr> <tr> <td>£2,000,000</td> <td>£1,065</td> <td>£975</td> </tr> <tr> <td>£2,500,000</td> <td>£1,190</td> <td>£1,100</td> </tr> </tbody> </table>	Purchase price up to	England, Wales and N. Ireland	Scotland	£50,000	£185	£95	£100,000	£220	£95	£150,000	£260	£95	£200,000	£295	£95	£250,000	£330	£95	£300,000	£365	£95	£400,000	£430	£340	£500,000	£490	£400	£600,000	£550	£460	£700,000	£615	£525	£800,000	£680	£590	£900,000	£740	£650	£1,000,000	£805	£715	£1,500,000	£940	£850	£2,000,000	£1,065	£975	£2,500,000	£1,190	£1,100
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**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?
<b>Duplicate/interim statement fee</b>	Requesting a copy of a previous mortgage statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£25
<b>Duplicate request for certificate of interest paid (for each year) fee</b>	Requesting a copy of a previously issued certificate of interest paid. This charge relates to each calendar year we're asked to provide the duplicate certificate for.	£25
<b>Document retrieval and copying</b>	The cost of getting and supplying documents.	£35

<b>Itemised statement (for each year)</b>	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.	£20
<b>Flexible mortgage limit review</b>	Our time in completing an application to change your flexible mortgage limit.	£100
<b>Re-valuation fee</b>	A re-valuation, if necessary, as a result of you asking for further funds 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).	£65
<b>Second charge</b>	Our charge to provide information to another lender requesting a second charge.	£100 plus VAT
<b>Postponement of a second charge</b>	The work needed to prepare and seal the 'Deed of Postponement' and any work which is linked to it.	£50
<b>Discharge of a second charge</b>	The cost of working with the other lender to release funds and prepare and send documents to the Land Registry.	£50

### If you change your mortgage

NB 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?
<b>Early repayment charge (changing your mortgage)</b>	You may have to pay this if: <ul style="list-style-type: none"> <li>■ you overpay more than your mortgage terms and conditions allow; or</li> <li>■ you change your mortgage product during a special rate period (e.g. while you're on a fixed interest rate).</li> </ul>	Please see your Key Facts Illustration for details
<b>Change of term fee</b>	Extending or reducing the remaining term of your mortgage.	£75
<b>Changing your repayment method fee</b>	Transferring all or part of your mortgage from a capital and interest (repayment) mortgage to an interest only mortgage.	£75
<b>Partial release of property fee (including variation of security)</b>	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.  Our costs when considering any request to vary our security. This includes sealing a deed, deed variation and lease extension.	£50
<b>Change of parties administration fee</b>	Our administrative costs for adding or removing someone (a 'party') from the mortgage.	£140
<b>Consent to let fee</b>	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
<b>Giving you a reference</b>	Charged if another lender asks us for a mortgage reference, such as how you've managed your mortgage account with us. We'll only supply this if you've given us permission.	£100 plus VAT
<b>Flexible mortgage administration charge</b>	Our costs to action a drawdown on a flexible mortgage if there have already been three requests made in the same calendar year.	£15

**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. Some charges, for example those covering unpaid/returned direct debits or cheques, occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Name of charge	What this charge is for	How much is the charge?
<b>Arrears fee</b>	You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your account when you're in arrears, with no arrangement to repay in place. This covers charges in respect of your account if you fall behind with your payments.	£40 per month
<b>Broken arrangement fee</b>	This fee will be charged if you make an arrangement with us to repay your arrears and then break it.	£40 per month
In any one month you'll only be charged an arrears fee <b>OR</b> a broken arrangement fee.		
<b>Unpaid ground rent/ service charge fee</b>	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 commences. 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 [www.stepchange.org](http://www.stepchange.org) or **0800 138 1111**.

**Ending your mortgage term**

Name of charge	What this charge is for	How much is the charge?
<b>Early repayment charge (ending your mortgage)</b>	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 Key Facts Illustration for details.

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

Santander is able to provide literature in alternative formats. The formats available are: large print, Braille and audio CD. If you would like to register to receive correspondence in an alternative format please visit [santander.co.uk/alternativeformats](http://santander.co.uk/alternativeformats) for more information, ask us in branch or give us a call.