

# **Santander tariff of mortgage charges effective from 14 July 2025**

This list of charges, also known as a 'tariff', replaces any other.

We're part of the mortgage industry's initiative to make our fees and charges easier for you to understand. Our tariff of charges follows the initiative's good practice principles. To help customers compare mortgages, the whole industry uses this document.

When looking at the fees that other firms charge, you may notice some that don't show in our tariff. This means we don't charge you these fees.

If our costs for providing a service go up, we may need to put up the fee we charge.

We'll give you 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 ask for a complex or unusual transaction. We'll tell you the charge before you decide to go ahead.

### Before we transfer your mortgage funds

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>	<p>Managing your mortgage account. Includes closing your mortgage account when your mortgage ends. The product details for your mortgage will tell you if this is the case. You pay this when your mortgage completes, or you can defer it until your mortgage ends. This fee is paid once during the lifetime of the mortgage on your existing property. If already paid, you won't have to pay this again.</p> <p>If your mortgage was with Alliance &amp; Leicester, the fee is known as a redemption administration charge and is £295. If you took your mortgage out before 1 August 2004 and haven't agreed to new terms and conditions since, the charge is £195.</p>	£225
<b>Legal fees</b>	You normally get a solicitor to do the legal work on your home purchase. You'll need to pay them fees and costs. They'll charge you for these directly, unless we say we'll pay a share 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. You can pay it up front, or sometimes add it to your mortgage, in which case 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>Valuation fee</b>	<p>Covers our valuation report, which is used to work out how much we'll lend you. This is separate from any survey of the property you might want to get done.</p> <p>You should seek independent advice on the survey options available to you.</p> <p>In most cases, you'll get a free standard valuation for mortgage purposes.</p>	We reserve the right to charge a valuation fee in some instances

### Charges if you ask us for documents and services we don't include in the normal running of your account

Name of charge	What this charge is for	How much is the charge?
<b>Itemised statement (for each calendar year)</b>	Getting ready and sending you a list of your mortgage account transactions.	£5
<b>Revaluation fee</b>	<p>If we need to revalue your property because:</p> <ul style="list-style-type: none"> <li>◦ you're asking to borrow more money,</li> <li>◦ you've asked us to vary our security,</li> <li>◦ you're considering adding missed payments to your mortgage.</li> </ul>	£80

### If you change your mortgage

Remember, if you change to a new mortgage product, the 'Before we transfer your mortgage funds' 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, for example: <ul style="list-style-type: none"><li>◦ you overpay more than your mortgage terms and conditions allow</li><li>◦ you change your mortgage product during a special rate period (e.g. while you're on a fixed interest rate).</li></ul>	See your mortgage offer, or your mortgage account in Online Banking or our Mobile Banking app.
<b>Change of parties administration fee</b>	For adding someone to the mortgage, or taking someone off.	£95
<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.	£295
<b>Flexible mortgage administration charge</b>	For each drawdown on a Flexible mortgage if you've already had 3 in the same calendar year.	£10

### If you can't 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?
<b>Unpaid ground rent/service charge fee</b>	Covers our admin costs if your freeholder or management company asks us to pay your ground rent or service charge, in order to stop you forfeiting your lease. If we pay such an amount we'll add it to your mortgage. If we agree to pay any such outstanding amount, this will be added to your mortgage.	£ 55

We'll send detailed 'Arrears and litigation tariff of charges' 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 we need to.

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. Go to [stepchange.org](https://stepchange.org) or call **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 (e.g. while you're on a fixed interest rate) ends.	Please see your mortgage offer for details.

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

Santander can provide literature in alternative formats. The formats are: large print, braille and audio CD. If you'd like to register to receive correspondence in an alternative format please visit **[santander.co.uk/alternativeformats](https://www.santander.co.uk/alternativeformats)**. For more information, ask us in branch or give us a call. If you are deaf, have hearing loss or speech loss, please use Relay UK at **[relayuk.bt.com](https://relayuk.bt.com)**. This is a free service that can help you communicate over the phone. If you're using British Sign Language (BSL) and would like to use video relay, you can learn more at **[santander.co.uk](https://www.santander.co.uk)** by searching 'accessibility'.