

# TARIFF OF MORTGAGE CHARGES

(Also known as a Guide to Our Mortgage Fees and Charges)

**Effective 1 April 2025**

At Norwich & Peterborough Building Society we are working closely with the mortgage industry's initiative, UK Finance (formerly 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 which are 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.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?
<b>Before your first monthly payment these are the fees and charges you may have to pay before we release your mortgage funds</b>		
<b>Funds transfer fee</b> <b>Also called 'Telegraphic transfer fee'</b>	Electronically transferring the mortgage funds to our conveyancer.	£35
<b>Legal fee</b>	You will normally instruct a conveyancer 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 vary and are charged by the conveyancer directly to you unless we tell you that we will contribute to the legal costs as part of your product deal.
<b>Product fee</b>	This is charged on some mortgages as part of the deal. It can be paid upfront 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. It might be a flat fee, or a percentage of the loan amount.	Typically ranging from £0 - £1545 Individual details are available on request.
<b>Reinspection 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.	£35
<b>If you ask us for extra documentation and/or services beyond the standard management of your account</b>		
<b>Duplicate statement fee</b>	Requesting a copy of a previous mortgage statement. It might be requested by you or another lender.	£11
<b>If you change your mortgage</b> <b>NB If you change to a new mortgage product, the 'Before your first monthly payment' fees as mentioned in the first section may also apply at this stage</b>		
<b>Early repayment charge</b>	You may have to pay this if: <ul style="list-style-type: none"> <li>You overpay more than your mortgage term/s allow;</li> <li>You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).</li> </ul>	Please refer to your offer document.
<b>Partial release of property fee</b> <b>Also called 'Sale of part security charge'</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.	£55
<b>Consent to let fee</b> <b>Also called 'agreement to letting 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 within your existing owner occupier mortgage.	£60  The rate of interest charged to your loan will also increase by at least 1%. You will be advised of the change to your interest rate at the time of applying for your agreement to let.
<b>Giving you a reference</b>	Charged if another lender asks us for a mortgage reference, such as how you have managed your account with us. We will only supply this if you have given us permission.	£27
<b>Payment of unpaid ground rent/service charges</b>	When we have to communicate with you/your landlord regarding outstanding ground rent or service charges in order to protect the security for the loan.	£20

## Offset Savings Account - Charges and Fees

These are the fees and charges you may have to pay when using an Offset Savings Account linked to your mortgage

<b>CHAPS payment fee</b>	An electronic payment which usually arrives on the same day provided requests are received by 3pm Monday to Friday	£23.50
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**We understand that sometimes you may face some financial difficulties. In the unfortunate event you are unable to make your mortgage payments, you may incur some charges.**

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 occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to repossession/litigation of the property, will apply later in the process and will be dependent on your circumstances, so are not included here.

All arrears management, litigation and possession fees are for properties in England and Wales. Fees will vary for properties in Northern Ireland and Scotland.

The fees quoted for arrears management, litigation and possession fees are all subject to VAT. The fees will be added to your mortgage balance and will accrue interest which is payable by you.

<b>Third party field agents appointment</b>	Sometimes it is necessary to instruct a field agent to visit you at home to discuss your mortgage account, financial position and circumstances.	£120 + VAT
<b>Missed third party field agents appointment</b>	A cancelled or missed appointment with a field agent.	£88 + VAT
<b>Property inspection</b>	Property inspection to identify occupancy and/or property condition.	£88 + VAT

### Ending your mortgage term

<b>Early repayment charge</b>	You may be charged this if you repay your mortgage in full before your mortgage product term ends.	Please refer to your offer document.
<b>Mortgage exit fee</b> <b>Also called 'Redemption administration charge'</b>	<p>You have to pay this if:</p> <ul style="list-style-type: none"><li>■ You repay the mortgage in full</li><li>■ You remortgage with another lender; or</li><li>■ You transfer your mortgage product from one property to another.</li></ul> <p>This is payable if you refinance the loan with another lender or another property (known as 'redemption'). You may be charged a separate fee by your conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p>	Please refer to your offer document.

### ADDITIONAL CHARGES THAT APPLY TO OFFSET MORTGAGES ONLY

If you have an Offset Mortgage, which is linked to a current account and/or an Offset Savings Account, additional charges may apply. Please refer to the separate charges and terms and conditions information applicable to these accounts – details available from **nandp.co.uk** or on request.

## GET IN TOUCH

 **CALL 0345 848 0246**

Mon-Thu 8am-8pm, Fri 8am - 6pm, Sat 9am-2pm

 **NANDP.CO.UK**

Our printed material is available in alternative formats e.g. large print, braille or audio. Please contact us on **0345 848 0246**.

All communications with us may be monitored/recorded to improve the quality of our service and for your protection and security. Calls to 03 numbers are charged at the same standard network rate as 01 or 02 landline numbers, even when calling from a mobile. Calls to 0800 numbers are free of charge from a landline or mobile.

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