

TARIFF OF MORTGAGE CHARGES

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

Effective 26 January 2023

At Norwich and Peterborough Building Society we're committed to the mortgage industry's initiative to make fees and charges easy for you to understand, and are working closely with UK Finance (formerly Council of Mortgage Lenders) and Which? to do this.

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 these fees.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	HOW MUCH IS THE CHARGE?																																
Before your first monthly payment these are the fees and charges you may have to pay before we release your mortgage funds																																		
Funds transfer fee Also called 'Telegraphic transfer fee'	Electronically transferring the mortgage funds our conveyancer.	£35																																
Legal fee	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.																																
Product fee	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.																																
Reinspection fee	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.	£60																																
Valuation fee	<p>The lender's valuation report is used to calculate how much it will lend you. This is separate from any valuation or survey of the property you might want to commission.</p> <p>There are also homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK. See further details on surveys and valuations later in this document.</p> <p>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p>	<table border="1"> <thead> <tr> <th>Purchase price</th> <th>Valuation fee</th> <th>Non-refundable application fee</th> <th>Total fees</th> </tr> </thead> <tbody> <tr> <td>Up to £75,000</td> <td>£142</td> <td>£90</td> <td>£232</td> </tr> <tr> <td>£75,001-£100,000</td> <td>£154</td> <td>£90</td> <td>£244</td> </tr> <tr> <td>£100,001-£150,000</td> <td>£188</td> <td>£90</td> <td>£278</td> </tr> <tr> <td>£150,001-£200,000</td> <td>£224</td> <td>£90</td> <td>£314</td> </tr> <tr> <td>£200,001-£250,000</td> <td>£260</td> <td>£90</td> <td>£350</td> </tr> <tr> <td>£250,001-£350,000</td> <td>£301</td> <td>£90</td> <td>£391</td> </tr> <tr> <td>£350,001-£500,000</td> <td>£383</td> <td>£90</td> <td>£473</td> </tr> </tbody> </table> <p>The valuation fee for properties valued at over £500,000 will be equivalent to 0.082% of the purchase price or valuation, whichever is higher. In addition there will be a non-refundable application fee of £90. For self-builds and conversions, the valuation fee will be based on the end value of the completed property.</p>	Purchase price	Valuation fee	Non-refundable application fee	Total fees	Up to £75,000	£142	£90	£232	£75,001-£100,000	£154	£90	£244	£100,001-£150,000	£188	£90	£278	£150,001-£200,000	£224	£90	£314	£200,001-£250,000	£260	£90	£350	£250,001-£350,000	£301	£90	£391	£350,001-£500,000	£383	£90	£473
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If you ask us for extra documentation and/or services beyond the standard management of your account		
Duplicate statement fee	Requesting a copy of a previous mortgage statement. It might be requested by you or another lender.	£11
If you change your mortgage 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		
Early repayment charge	You may have to pay this if: <ul style="list-style-type: none"> You overpay more than your mortgage term/s allow; You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate). 	Please refer to your offer document.
Partial release of property fee Also called 'Sale of part security charge'	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.	£65
Consent to let fee Also called 'agreement to letting 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 within your existing owner occupier mortgage.	£65 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.
Giving you a reference	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
Payment of unpaid ground rent/ service charges	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		
Stopped cheque	-	No charge
Returned cheque	-	No charge
CHAPS payment fee	An electronic payment which usually arrives on the same day provided requests are received by 3pm Monday to Friday	£23.50

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 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 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.

Third party field agents appointment	An appointment for a representative of ours who visits you at home to discuss your mortgage account, financial position and circumstances.	£120
Missed third party field agents appointment	A cancelled or missed appointment with a field agent.	£60
Property inspection	Property inspection to identify occupancy and/or property condition.	£55
Address confirmation	This fee will be charged where it is necessary for us to trace your current whereabouts.	Up to £100

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Ending your mortgage term

Early repayment charge	You may be charged this if you repay your mortgage in full before your mortgage product term ends.	Please refer to your offer document.
Mortgage exit fee Also called 'Redemption administration charge'	You have to pay this if: <ul style="list-style-type: none">■ You repay the mortgage in full■ You remortgage to another lender; or■ You transfer your mortgage product from one property to another. This is payable if you refinance the loan to 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.	£90 or the fee applicable when you took out your mortgage.

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 www.nandp.co.uk or on request.

Surveys, valuations and conveyancing

Whether you are buying your first home or moving, it's important you understand all the costs including the fees and charges you might have to pay when you take out a mortgage.

Why do I need a survey and valuation?

Buying a home is a big decision which could have a major impact on your finances for many years to come. So, before you take the plunge, it's vital that you're confident that the property you've set your heart on is structurally sound and fairly priced. The best way to do this is to get it professionally surveyed and valued.

A qualified surveyor will be able to answer important questions about your future home, such as:

- Is the agreed price reasonable?
- Are there any defects I don't know about?
- If so, what do I need to do about them?

Arranging your own survey is a simple, economical way to avoid unpleasant and costly surprises after you move. It may even help you negotiate a lower price!

WON'T NORWICH & PETERBOROUGH CARRY OUT A VALUATION ANYWAY?

When you apply for a mortgage with us, we will obtain a valuation of the property you want to buy. We do this so that we can decide how much we can lend you on the security of the property. You cannot rely on the valuation we obtain for mortgage purposes in any event and you are strongly advised to arrange your own professional survey and valuation.

With a remortgage in some cases and at our discretion, we may either arrange an automated electronic valuation (which does not require our valuer to visit the property) or we may obtain an external appraisal only.

If the valuation of the property is carried out using one of these methods, a copy of the valuation report will not be provided to you.

The valuation report is for mortgage purposes only and may not represent either the open market value of the property or its particular value to you.

HOW DO I GET A BUILDING SURVEY?

We can put you in contact with the valuer who will be valuing the property on our behalf. You can then ask him or her to carry out a survey for you at the same time – a good way to save costs.

HOW DO I GET A HOMEBUYER SURVEY AND VALUATION?

Simply complete the application section included in this leaflet and return it to us with your completed mortgage application and a cheque for the correct fee. We will then contact one of the valuers on our panel, who will get in touch with you to agree the terms of engagement. To help keep your costs down, the valuer will carry out our valuation for mortgage purposes at the same time – the cost of which will be included in the fee.

TYPES OF SURVEY ON OFFER

The kind of survey you choose will depend on what kind of property you're thinking of buying:

a) A building survey (formerly known as a structural survey).

This survey is suitable for all kinds of residential properties. It provides a detailed picture of your future home's construction and condition. This thorough survey is a very good idea if the property is dilapidated or has been extensively altered – or if you're planning a major conversion or renovation. The report will include in-depth technical information on construction and materials, as well as details of any major or minor defects.

b) The homebuyer survey and valuation (usually called the 'homebuyer survey').

This follows a standard format and unlike a building survey, it includes a valuation. It contains a lot of valuable information, but please note that:

- It is suitable for properties in reasonable condition that are of standard construction
- It focuses mainly on the essentials like defects and problems which are either considered urgent or significant.

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Homebuyer survey and valuation fees (when paid direct to N&P).

The valuation fee is the standard Royal Institute of Chartered Surveyors (RICS) fee charged when you have your survey carried out at the same time as the mortgage valuation.

Purchase price	Valuation fee ¹	Non-refundable application fee ²	Total fees
Up to £75,000	£338	£90	£428
£75,001 - £100,000	£367	£90	£457
£100,001 - £150,000	£428	£90	£518
£150,001 - £200,000	£482	£90	£572
£200,001 - £250,000	£542	£90	£632
£250,001 - £350,000	£603	£90	£693
£350,001 - £500,000	£663	£90	£753

The valuation fee for properties valued over £500,000 will be equivalent to 0.138% of the purchase price or valuation, whichever is higher. The non-refundable application fee will be £90.

¹ Paid to the valuer.

² Retained by N&P for administration.

Fees and charges are correct as at 1 March 2020 and are subject to change in the future.

If you would like us to arrange a homebuyer survey for you, please complete and return the form below with your mortgage application and a cheque for the correct fee. Please refer to page 1 as well as the table above for details of the survey and valuation fees.

Application for a RICS homebuyer survey and valuation (not suitable for large houses over approx. 2,000 sq. ft. or period houses)

NAME(S) AND ADDRESS(ES) OF APPLICANT(S)

ADDRESS OF HOUSE TO BE INSPECTED

CONTACT TELEPHONE NUMBER (FOR USE BY BOTH N&P AND THE VALUER)

I/We have read the information contained in Norwich & Peterborough Building Society's brochure 'Tariff of mortgage charges' and would like to request its valuer to prepare a RICS homebuyer survey and valuation on the above property.

I/We understand that the valuer will contact me/us direct to agree the terms of engagement.

Signed: 	Date:
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GET IN TOUCH

 **CALL 0345 300 2522**
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 300 2522.**

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.

Norwich & Peterborough Building Society and N&P are trading names of Yorkshire Building Society. Yorkshire Building Society is a member of the Building Societies Association and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Yorkshire Building Society is entered in the Financial Services Register and its registration number is 106085. Principal office of Yorkshire Building Society: Yorkshire House, Yorkshire Drive, Bradford, BD5 8LJ.