

# Mortgage Account Charges



The charges you may need to pay in  
connection with your mortgage



**NatWest**  
International

# Tariff of Mortgage Charges

NatWest International 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 (below). This means we don't charge you these fees.

## When you will pay this charge

### 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?                      |
|--------------------|---|--|
| Re-inspection 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.   | £50  |
| Valuation fee      | <p>The lender's valuation report, which is used to calculate how much we will lend you. This is separate from any valuation or survey of the property you might want to commission.</p> <p>There are other homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK.</p> <p>The fee is agreed and settled with the valuer concerned. The valuer will discuss with you how and when the fee is payable.</p> | Fee will be detailed in your Mortgage Offer. |
| Funds transfer fee | Electronically transferring the mortgage funds to you or your solicitor / legal representative.   | £30  |
| Legal fee          | 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 normally charged by the solicitor, directly to you.  | Cost will be dependant on your solicitor.    |
| Product fee        | This is charged on some mortgages as part of the deal. It can be paid up-front 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.   | Cost will be detailed in your product offer. |

### 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?  |
|--|--|--|
| Duplicate/interim statement fee  | 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.                              | We'll send you a mortgage statement for free every year. And we won't charge for a duplicate statement. Thereafter the cost is £20 per part of your mortgage for each year of statements required. |
| Data protection – your right to know<br>Getting a copy of your personal data | You can ask us for a copy of your personal data. This includes data we hold electronically as well as paper records covered by the Data. For more information please contact us. | £10 each time  |

## When you will pay this charge

### 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?                      |
|---|---|--|
| Early repayment charge (changing your mortgage)   | You may have to pay this if: <ul style="list-style-type: none"> <li>You overpay more than your mortgage terms 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>  | Fee will be detailed in your Mortgage Offer. |
| Security Alteration   | We'll charge you this fee if you want to make any changes to your deeds or security. This includes Deeds of Grant, Deeds of Variation and Deeds of Substituted Security.  | £85  |
| Change of term fee  | Extending or reducing the remaining term of your mortgage.  | £35  |
| Change of repayment method fee  | Transferring all or part of your mortgage from a repayment to an interest only basis or vice-versa.   | £75  |
| Partial release of property fee   | 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.   | £50  |
| Change of parties administration fee  | Our administrative costs of adding or removing someone (a 'party') from the mortgage.   | £150   |
| 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 within your existing owner-occupier mortgage.  | £100   |
| Giving you a reference  | Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you have given us permission.   | £75  |
| Agreeing to your mortgage with another lender (second-charge questionnaire/ consent to a further charge)    | If you ask to take out a second mortgage with another lender, they'll have to pay us a fee for giving them your information (filling out a second-charge questionnaire) and for agreeing to the creation of a second legal charge, secured over your property. We'll only supply this information if you've told us we can. | £100   |
| Remortgaging with us when you already have an agreement with another lender (Postponement of second charge) | If you apply for additional borrowing on your mortgage and have granted a second charge, then we will require a deed of postponement before we agree the additional borrowing. An administration fee of £40 will apply for the Deed of Postponement, please note additional Land Registry fees will apply.                  | £40  |
| Covering you if you don't pay your ground rent or service charge  | If your landlord writes to us to tell us you haven't paid your ground rent or service charge and we have to act on your behalf, we'll charge you for it.  | £50  |

## When you will pay this charge

### 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 debts 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?   |
|-----------------------------|--|---|
| Unpaid/returned direct debt | Payable when your nominated bank rejects a direct debt collection, or your payment by cheque is returned unpaid by your bank.  | £35 each time   |
| Arrears Fee                 | You may be charged an arrears fee on a monthly basis or when specific events happen in the management of your account when you are in arrears. This covers charges in respect of your account if you fall behind on your repayments. | If it is necessary for the Bank to employ the services of a legal representative or any other agents in connection with any mortgage arrears the Bank will have the right to recover from you the costs by charging these costs to your mortgage account or seeking them directly from you. |

## 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 the mortgage term ends.   | Fee will be detailed in your Mortgage Offer.  |
| Mortgage exit fee                             | <p>You may have to pay this if:</p> <ul style="list-style-type: none"><li>• Your mortgage term comes to an end;</li><li>• You transfer the loan to another lender; or</li><li>• Transfer borrowing from one property to another.</li></ul> <p>This is payable either at the end of the mortgage term, or before the end of your mortgage term if you transfer the loan to another lender or another property (known as 'redemption').</p> <p>You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security. Only applicable to mortgages opened before 31st July 2007.</p> | <p>This will vary depending on when you took your mortgage.</p> <p>The charge will be detailed in your documentation.</p> |
| Other Fees                                    |   |   |
| Porting fee                                   | If you move house or property the Bank may, at its discretion, allow you to port (transfer) your existing product and rate to your new property.  | £295  |
| Stage drawdown facilities                     | This fee will apply where you require 3 or more drawdowns, usually on self builds or home improvements.   | 1% of loan amount (min £1000)   |

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Please note that for mortgages with interest payments based upon variable rate terms there is a risk that the total sum payable under your mortgage increases significantly as rates rise.

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