

# Residential mortgages

## Tariff of mortgage charges

At Aldermore, we want you to know when you may need to pay a fee for the administration of your mortgage. The table below shows our current fees and charges, which include VAT where applicable. Where any fees are added to your mortgage account they will attract interest from the start of the following month until the date they have been fully repaid.

Name of charge	What this charge is for	How much is the charge?
<b>Before your first monthly payment</b> These are the fees and charges you may have to pay before we transfer your mortgage funds		
<b>Legal fee</b>	You will normally instruct a solicitor to act on your behalf in connection with your home purchase transaction. You may need 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 unless we tell you that we will 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 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 fixed fee or a percentage of the loan amount.	Please refer to the product guide or your mortgage broker
<b>Re-valuation fee</b>	At Aldermore a re-valuation may be required where the valuation expires and needs to be updated.	£90

<b>If you change your mortgage</b> NB If you change to a new mortgage product, the 'before your first monthly payment' fees may also apply at this stage		
<b>Change of repayment method fee</b>	Transferring all or part of your mortgage from a repayment to an interest-only basis.	£50
<b>Change of term fee</b>	Extending or reducing the remaining term of your mortgage.	£50
<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 within your existing owner-occupier mortgage.	£80
<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 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>	The fee will be a percentage of the loan amount. Please refer to your mortgage offer for full details.
<b>Partial release of property fee</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.	£95
<b>Postponement of charge fee</b>	Where additional borrowing is applied for and an existing charge (or in Scotland standard security) registered against your property requires postponement.	£60
<b>Second mortgage questionnaire/ consent fee</b>	To cover the cost of providing a second mortgage questionnaire and/or consent to another lender's charge or standard security.	£60

**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. Other charges, for example, relating to our repossession of the property, may apply later in the process and will depend on your circumstances.

**Ground rent or service charge arrears fee**

If you have leasehold property and we need to manage outstanding rent or service charges. If the ground rent or services remain unpaid we may decide to pay them and debit the mortgage account.

£45

**Ending your mortgage term****Early repayment charge (ending your mortgage)**

You may be charged this if you repay your mortgage in full before the mortgage term ends.

The fee will be a percentage of the loan amount. Please refer to your mortgage offer for full details.

**Mortgage exit fee**

You may have to pay this if:

- Your mortgage term comes to an end;
- You transfer the loan to another lender; or
- Transfer borrowing from one property to another.

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').

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.

£90

**Notes:** This is the current Tariff of Mortgage Charges and is valid from June 2025. Aldermore reserve the right to amend the fees and charges in this Tariff to reflect changes in operating costs and business processes. Details of the current Tariff will be sent to you each year with your annual mortgage statement. A copy can also be obtained from [aldermore.co.uk](http://aldermore.co.uk)



**Subject to status. Credit will be secured on your home. Your home may be repossessed if you do not keep up repayments.**

Aldermore Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Financial Services Register number: 204503). Registered Office: Apex Plaza, Forbury Road, Reading, RG1 1AX. Registered in England. Company No. 947662. Invoice Finance, Commercial Mortgages, Property Development, Buy-To-Let Mortgages and Asset Finance lending to limited companies are not regulated by the Financial Conduct Authority or Prudential Regulation Authority. Asset Finance lending where an exemption within the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 applies, is exempt from regulation by the Financial Conduct Authority or Prudential Regulation Authority.