

Mortgage Account Charges

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



Tariff of Mortgage Charges

Ulster Bank is closely involved in the mortgage industry's initiative with 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.	£45	
Valuation fee	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. 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. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.	Estimated value of property	
		Valuation fee	
		£0 – £40,000	£120
		£40,001 – £80,000	£140
		£80,001 – £100,000	£160
		Over £100,000	£190
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£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 unless we tell you that we will contribute to the legal costs as part of your product deal.	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 £10 per part of your mortgage for each year of statements required.
Data protection – your right to know Getting a copy of your personal data	If you would like a copy of the personal information we hold about you, please contact us on 03457 42 43 65. Overseas number: +44 289 053 8033. Relay UK: 18001 0800 015 4422. For more information on how to get access to your information and the documents we need you to submit, please visit our website at https://www.supportcentre-rbs.co.uk/Searchable/1022957922/How-do-I-submit-a-Subject-Access-Request-SAR.htm or write to: Ulster Bank, Subject Access Requests, Manchester Mailroom, 1 Hardman Boulevard, Manchester M3 3AQ.	No charge

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">• You overpay more than your mortgage terms allow;• You switch mortgage product or lender during a special rate period (e.g. while you're on a fixed or tracker interest rate).	If you are on a fixed rate an early repayment charge is due if you repay all or part of your mortgage before the end of the set fixed period. The charge is 3% of the amount repaid, however you can make an overpayment of up to £1,000 each year without penalty.
Change of term fee	Extending or reducing the remaining term of your mortgage.	No charge
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.	No charge
Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	No charge
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.	£120 for the granting of consent and then an annual fee of £120
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.	£30 charged to the other lender

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 Debits 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 Debits or cheque	Payable when your nominated bank rejects a Direct Debits collection, or your payment by cheque is returned unpaid by your bank.	£35

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.	If you are on a fixed rate an early repayment charge is due if you repay all or part of your mortgage before the end of the set fixed period. The charge is 3% of the amount repaid, however you can make an overpayment of up to £1,000 each year without penalty.
Mortgage exit fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none">• Your mortgage term comes to an end;• You transfer the loan to another lender; or• Transfer borrowing from one property to another. <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.</p>	This will vary depending on when you took your mortgage. The charge will be detailed in your documentation.

Ulster Bank

Help for what matters

Braille, large print or audio format?

If you'd like this information in another format, call us on **03457 42 43 65**
(Relay UK 18001 0800 015 4422)

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