

OUR MORTGAGE FEES & TARIFFS



RESIDENTIAL MORTGAGE FEES & TARIFFS

ISBANK UK makes sure to make our fees easier to understand. Our fee list follows best practices from this initiative, which is used across the industry to help customers compare mortgages. If you see fees from other companies that aren't on our list, it means we don't charge them.

When this charge is due?

Prior to your first monthly payment

These are the fees and charges you might need to pay before we release your mortgage funds.

Name of charge	The purpose of this charge	What is the amount of the charge?	
Valuation fee	The lender's valuation report helps us decide how much we can lend you. This is separate from any survey you may choose to do. There are other paid survey options available, which can vary across the UK. Some mortgages offer a free valuation Check your mortgage details to see if this applies.	Valuation Class <small>(Up To)</small>	Standard Valuation Fee <small>(Maximum)</small>
		£200,000.00	£324
		£300,000.00	£372
		£400,000.00	£432
		£500,000.00	£516
		£600,000.00	£606
		£700,000.00	£666
		£800,000.00	£738
		£900,000.00	£840
		£1,000,000.00	£942
		£1,300,000.00	£1,188
		£1,600,000.00	£1,308
		£1,800,000.00	£1,488
		£2,000,000.00	£1,608
		£2,000,000.00 <small>(Above)</small>	Subject to quotation
Transfer fee (Chaps)	Transferring the mortgage funds to your solicitor.	£0	
Initial set-up fee	This fee is paid prior to affordability checks and is non-refundable.	£295	
Arrangement fee	This fee is paid before the mortgage is released and is non-refundable. This fee can be deducted from the amount of the mortgage at drawdown or paid separately but must be paid before completion.	1% of the mortgage amount	
Solicitor fee	This is a legal fee which is payable to your conveyancer when the mortgage application has completed. This fee is not refundable.	Any legal or conveyancing costs associated with the loan or property this loan is to be secured on. These costs are not known to the ISBANK and are therefore not included in this fee schedule.	

When this charge is due?

If you adjust your mortgage

The 'before your first payment' fees will apply if you switch to a new mortgage,

The fee	Purpose of fee	Fee price
Early Repayment Charge	You overpay beyond your mortgage terms which will incur fees	The cost will be listed in your product offer letter
Security Amendment	If you change your deeds or security, like Deeds of Grant or Variation.	£250
Term Amendment	Changing the remaining the terms on your mortgage. Reducing or Extending	£250
Fee for partial property release	Payable if you want to remove part of the property or land from the mortgage. It covers admin costs, like preparing the deed and issuing consent letters.	£250
Fee for changing mortgage parties	A fee if you add or remove someone from the mortgage	£250
Mortgage Summary	If another lender requests a mortgage reference. We'll only share it with your permission.	£0
Second Degree Charge	If you agree on a mortgage with another lender on the same property, the lender will need to pay us a fee in order to gain access to your information. We'll only share this if you've allowed us.	£0
Service Charge	If your landlord says you haven't paid, we'll charge you to take action as we will act on your behalf. If we are made aware of arrears, we will add this to the mortgage balance on your behalf in order to protect our security.	£250

When this charge is due?

If you cannot pay your mortgage

These are common charges if you miss mortgage payments. Such as unpaid Standing Order, happen early on. Others, like repossession fees, will come later depending on your situation should you miss payments.

The fee	Purpose of fee	Fee price
Unpaid Monthly Installment	If a monthly installment is missed you will be charged with a penalty fee	For further information please check your product offer letter

Completing your mortgage

The fee	Purpose of fee	Fee price
Early Repayment Charge	You overpay beyond your mortgage terms which will incur fees	The cost will be listed in your product offer letter
Mortgage exit fee	This fee is paid when your mortgage has come to an end.	£250

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP
UP REPAYMENTS ON YOUR MORTGAGE**

