

New Street tariff of mortgage charges

Effective from 2 February 2026

(PLEASE NOTE, THIS TARIFF REPLACES ANY PREVIOUS TARIFFS.)

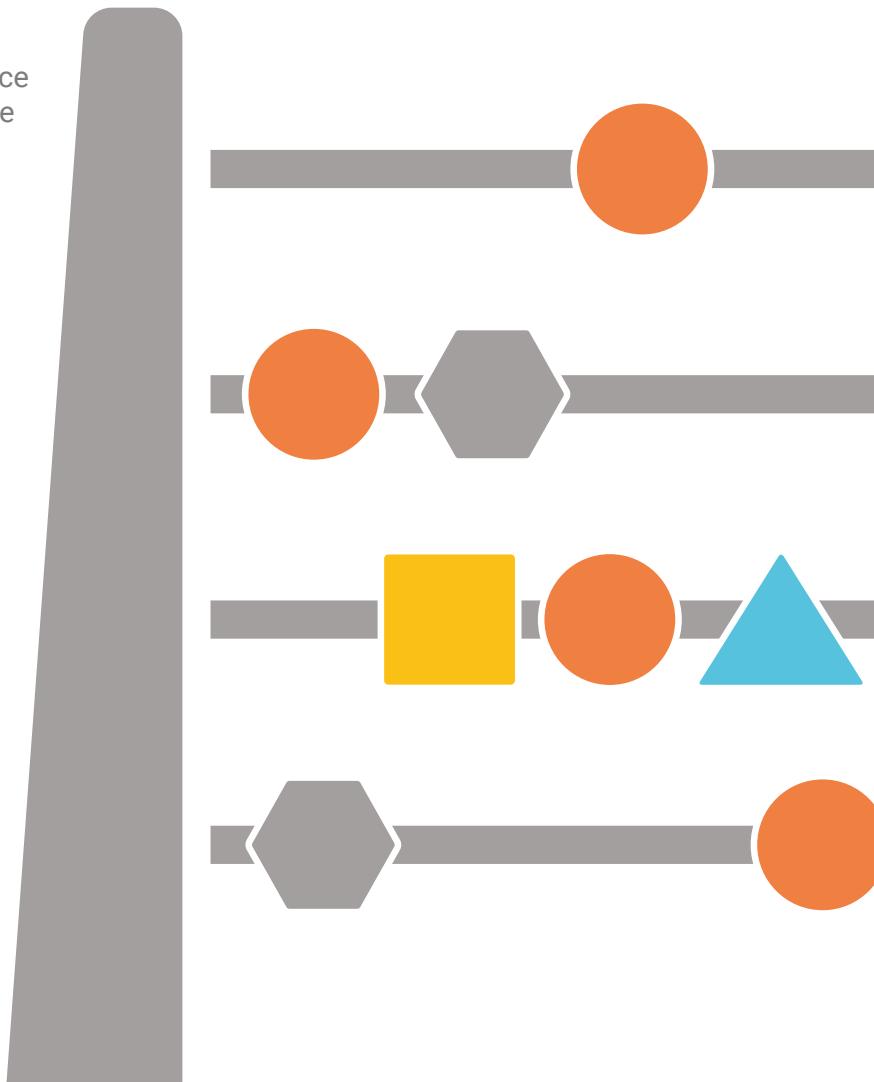
New Street is closely involved in the mortgage industry's initiative with UK Finance (formerly Council of Mortgage Lenders) and Which? to make our fees and charges easy for you to understand.

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 (see inside). This means we don't charge you these fees.

Please note that if our costs for providing a service increase, we may need to increase the fee that we charge. If we do that, we will notify you.

**For more information call
0333 300 3500 or visit
newstreetmortgages.com**



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?																																														
Funds transfer fee <i>We also call this Telegraphic Transfer Fee</i>	Electronically transferring the mortgage funds to you or your solicitor.	£25																																														
Legal Fee <i>We also call this Solicitors Fee</i>	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.	Variable																																														
Product fee <i>We also call this Completion Fee</i>	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.	Varies by product. Please see your Illustration and/or Mortgage Offer.																																														
Re-valuation <i>We also call this Re-Inspection</i>	Charged if another valuation is necessary after our full initial valuation. For example where the initial valuation is out of date or further works to the property are required.	£75																																														
Valuation fee	<p>The lender's valuation report, which 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 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>Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case.</p>	<p>Residential and Buy to Let Valuations All prices are inclusive of VAT</p> <table> <thead> <tr> <th>Purchase Price or Estimated Value</th> <th></th> </tr> </thead> <tbody> <tr> <td>up to £100,000</td> <td>£175</td> </tr> <tr> <td>£100,001 - £150,000</td> <td>£205</td> </tr> <tr> <td>£150,001 - £200,000</td> <td>£240</td> </tr> <tr> <td>£200,001 - £300,000</td> <td>£300</td> </tr> <tr> <td>£300,001 - £400,000</td> <td>£330</td> </tr> <tr> <td>£400,001 - £500,000</td> <td>£355</td> </tr> <tr> <td>£500,001 - £600,000</td> <td>£415</td> </tr> <tr> <td>£600,001 - £700,000</td> <td>£500</td> </tr> <tr> <td>£700,001 - £800,000</td> <td>£555</td> </tr> <tr> <td>£800,001 - £900,000</td> <td>£620</td> </tr> <tr> <td>£900,001 - £1,000,000</td> <td>£710</td> </tr> <tr> <td>£1,000,001 - £1,250,000</td> <td>£800</td> </tr> <tr> <td>£1,250,001 - £1,500,000</td> <td>£885</td> </tr> <tr> <td>£1,500,001 - £1,750,000</td> <td>£975</td> </tr> <tr> <td>£1,750,001 - £2,000,000</td> <td>£1,060</td> </tr> <tr> <td>£2,000,001 - £2,500,000</td> <td>£1,360</td> </tr> <tr> <td>£2,500,001 - £3,000,000</td> <td>£1,660</td> </tr> <tr> <td>£3,000,001 - £3,500,000</td> <td>£1,960</td> </tr> <tr> <td>£3,500,001 - £4,000,000</td> <td>£2,260</td> </tr> <tr> <td>£4,000,001 - £4,500,000</td> <td>£2,560</td> </tr> <tr> <td>£4,500,001 - £5,000,000</td> <td>£2,860</td> </tr> <tr> <td>£5,000,001 +</td> <td>Refer to Kensington</td> </tr> </tbody> </table>	Purchase Price or Estimated Value		up to £100,000	£175	£100,001 - £150,000	£205	£150,001 - £200,000	£240	£200,001 - £300,000	£300	£300,001 - £400,000	£330	£400,001 - £500,000	£355	£500,001 - £600,000	£415	£600,001 - £700,000	£500	£700,001 - £800,000	£555	£800,001 - £900,000	£620	£900,001 - £1,000,000	£710	£1,000,001 - £1,250,000	£800	£1,250,001 - £1,500,000	£885	£1,500,001 - £1,750,000	£975	£1,750,001 - £2,000,000	£1,060	£2,000,001 - £2,500,000	£1,360	£2,500,001 - £3,000,000	£1,660	£3,000,001 - £3,500,000	£1,960	£3,500,001 - £4,000,000	£2,260	£4,000,001 - £4,500,000	£2,560	£4,500,001 - £5,000,000	£2,860	£5,000,001 +	Refer to Kensington
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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?	
		Standard (Residential and Buy to Let) inclusive of VAT	Specialist Fee (HMO/MUB) inclusive of VAT
Valuation fee	Charged if a valuation is required on your property as part of our assessment when considering a request from you for changes to your mortgage. The amount charged will vary on whether a brief or full assessment is required and there may be different costs charged in different parts of the UK.		
	Purchase Price or Estimated Value		
	up to £100,000	£175	£450
	£100,001 - £150,000	£205	£450
	£150,001 - £200,000	£240	£465
	£200,001 - £300,000	£300	£535
	£300,001 - £400,000	£330	£595
	£400,001 - £500,000	£355	£655
	£500,001 - £600,000	£415	£720
	£600,001 - £700,000	£500	£780
	£700,001 - £800,000	£555	£890
	£800,001 - £900,000	£620	£965
	£900,001 - £1,000,000	£710	£1,035
	£1,000,001 - £1,250,000	£800	£1,435
	£1,250,001 - £1,500,000	£885	£1,435
	£1,500,001 - £1,750,000	£975	£1,835
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	£2,000,001 - £2,500,000	£1,360	£2,335
	£2,500,001 - £3,000,000	£1,660	£2,635
	£3,000,001 - £3,500,000	£1,960	£3,135
	£3,500,001 - £4,000,000	£2,260	£3,535
	£4,000,001 - £4,500,000	£2,560	£3,835
	£4,500,001 - £5,000,000	£2,860	£4,135
	£5,000,001 +	Refer to Kensington	Refer to Kensington

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.

Name of Charge	What this charge is for	How much is the charge?
Field agent fee	Charged when a representative visits you at home to discuss your financial situation and proposals for arrangements to pay outstanding amounts.	Up to £144
Field Agent Re-Engagement Fee	Charged when a representative visits you at home to encourage you to contact us and hand delivers a letter about your mortgage account.	£72
Property Check Fee	Charged when a representative visits the mortgaged property address to check it is occupied.	£105.60
Drive-by valuation	Charged when an external appraisal of the property is required, when your account is in arrears.	£42
Third party fees	Costs incurred in relation to activity undertaken, which will be charged in accordance with your original mortgage conditions. These costs may include work which third parties do on our behalf, such as: <ul style="list-style-type: none">• Solicitor's costs - individual to each case.• Court fees.• Asset Managers costs - Asset Managers are third parties who will manage the marketing and sale of a repossessed property.• Other Valuation Costs.	Variable

Trace fee	Charged if we are unable to contact you and have to carry out tracing activity, such as instructing a tracing agent.	£36
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If you are struggling with your mortgage payments please speak to us. Or you could get some free advice from StepChange Debt Charity. They can be contacted on www.stepchange.org or 0800 138 1111.

Ending your mortgage term

Name of Charge	What this charge is for	How much is the charge?
Early repayment charge	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Please see your offer for details
Mortgage exit fee <i>We also call this Final Repayment Fee</i>	<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>	£80

For more information or if you would like to request a copy in an alternative format; call 0333 300 3500 or visit newstreetmortgages.com