TARIFF OF MORTGAGE CHARGES.

Effective from May 2026

PRECISE.

Precise Mortgages was closely involved in the mortgage industry's past initiative with UK Finance Mortgage Lenders and Which? to make our fees and charges easy for you to understand.

Our tariff of mortgage 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.

Please note that where an amount of a fee or charge is shown in our tariff, that's the current amount at the date the tariff was published. Please also note that where fees or charges are shown as variable, they can be found on our website precisemortgages.co.uk or as otherwise indicated below.

WHEN YOU WILL HAVE TO 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?
Admin fee	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	£49
Legal fee	A solicitor or conveyancer will act on your behalf and for the bank in connection with your Mortgage and registration of the bank's charge. You will 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.	The solicitor or conveyancer will tell you in advance how much you will need to pay.
Product fee	This is charged on some mortgages as part of the application. It can be paid upfront 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.	Variable (refer to your broker or Mortgage Illustration).
Re-inspection fee	If your mortgage is released in stages and you're using it to renovate your property, or if there are other reasons for the bank needing the valuer to re-inspect to validate that other works have been completed, this covers the inspection process we need to do after the work is carried out. A re-inspection does not provide an updated valuation figure.	£72 Depending on your valuation this could be variable.
Valuation fee	The lender's valuation report is one of the tools 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.	Variable (provided on application)

IF YOU CHANGE YOUR MORTGAGE.

If you change to a new mortgage product, fees in the section titled 'before your first monthly payment' may also apply.

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: - You overpay more than your mortgage product allows; - You switch mortgage product or lender during a period where an early repayment charge applies - You repay your mortgage in full before your mortgage term ends.	Variable (see your Mortgage Illustration).
Mortgage revaluation fee	When an up to date valuation of your property is required, for example if there's a part release of security or a change to your product.	Variable (see your Mortgage Illustration).
Consent to let fee	This fee is charged when we consider a request to let a property under an existing residential owner-occupier mortgage. If approved, consent to let is granted for a fixed period.	£20

IF YOU ARE UNABLE TO PAY YOUR MORTGAGE.

We won't charge you any administration fees if you fail to keep up with your mortgage payments, other than those below. However, if we must engage the services of third parties, such as solicitors, we will charge their costs to your account.

Name of charge	What this charge is for	How much is the charge?
Arrears letters fee	There is no charge for initial letters, but if we have been unable to contact you and have to write to you again, this charge may be applied.	£10
Formal Demand or Default Notice fee	To notify you of our intention to instruct solicitors to start legal action if arrears are not cleared or a suitable arrangement agreed.	£13
Commencement of proceedings fee	If we instruct solicitors to start legal action to repossess your property.	£33
Obtaining possession fee	Arranging agents to take possession of the property and all administration whilst the property remains in possession. This fee does not cover charges made by third parties e.g estate agents.	£75
Appointment of receiver fee	This fee may be incurred if a receiver is appointed over your property. You'll also be liable for disbursement payments made to third parties and/or costs/expenses incurred by the Bank (e.g., receivers' fees).	£72
Unpaid ground rent/service charge fee	If you have a leasehold or freehold property and we have to deal with outstanding ground rent, service charge or other arrears. If the arrears remain unpaid we may decide to pay them adding the amount to your mortgage or loan account.	£23

ENDING YOUR MORTGAGE TERM.

Name of charge	What this charge is for	How much is the charge?
Early repayment charge (changing your mortgage)	You may be charged this if you repay your mortgage in full before your mortgage term ends.	Variable (see your Mortgage Illustration).
Mortgage exit fee	This is charged when: - Your mortgage term comes to an end; - You transfer your mortgage 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 conveyancer for their work relating to redemption of your mortgage and discharge of the security.	£21

ADDITIONAL INFORMATION ABOUT OUR TARIFF OF MORTGAGE CHARGES

Unless otherwise stated, this tariff is applicable to residential and buy to let mortgages and second charge loans made by Precise Mortgages. The amount and type of fee in this tariff are subject to change from time to time under the terms of our Agreement with you and we may change the amount of the fees, remove or add fees to reflect changes in our operating costs for doing the work for which the fee is charged. A copy of the latest tariff will be sent to you each year with your annual statement. All fees are inclusive of any applicable VAT.

Other Fees

The above fees are not exhaustive and may vary according to the complexity of each case. You will have to pay any other fees we incur that you are responsible for under the terms of our Mortgage Agreement with you including costs we pay to third parties (e.g solicitors, asset managers, receivers) that we may instruct to recover any money owed to us, or to create or protect our security, or in any other exercise of our legal rights.

If we apply any other fee to cover administration costs in relation to your mortgage with us, we will give you reasonable notice, stating the amount of the fee, the nature of work covered by it and the date on which we will add the fee to your mortgage or loan.

Interest on fees and expenses added to your Mortgage or loan

We may add these fees and expenses to the amount you owe and charge interest on them in the manner and circumstances set out in our Mortgage Agreement with you.

ANY PROPERTY TAKEN AS SECURITY FOR THE MORTGAGE MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

We can provide literature in large print, Braille and audio. Please let us know if you require an alternative format or any additional support with managing your account. You can contact us either by phone, in writing or visit our website for more information.

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