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Investec

Tariff of mortgage charges

This document is intended to set out the charges applicable to new mortgage applications and other charges you may have to pay during the life of your mortgage. It can be used to compare mortgage charges with other firms. We use the terms charges or fees interchangeably.

When looking at the fees that other firms charge, you may notice some that don't appear in our tariff (below). This means these aren't applicable.

Mortgage fees and charges may vary depending on your specific circumstances. Below is a guide to the fees and charges that may apply.

For more information on the products listed on this document, please visit our website.

The fees set out may change from time to time. The charges below are correct as of 1 April 2025.
An up-to-date tariff is available from https://www.investec.com/en_gb/borrow/mortgages/about/tariffs.html or on request.

Before your first monthly payment

These are the fees and charges you may have to pay before we transfer you your mortgage funds.

NAME OF CHARGE	WHAT IS THIS CHARGE IS FOR?	HOW MUCH IS THE CHARGE?
Bank's arrangement fee (applicable when you come to the Bank directly, without an intermediary)	This fee is for assessing and processing your application and creating your mortgage account. It is paid when we transfer you your mortgage funds.	Typically, 0.25% of the total mortgage amount for new applications or 0.25% of any additional borrowing applications. It can be up to 0.75% of the total mortgage amount if your mortgage requirements are more complex, such as if you are looking for a self-build mortgage product. The maximum Bank arrangement fee we charge for residential mortgages is £25,000 and for self-build mortgages, it is £50,000. There is no maximum on buy-to-let mortgages. Please refer to your mortgage offer document for further details.
Bank's arrangement fee (when introduced via an intermediary)	This fee is only applicable if your mortgage has been introduced to us by an intermediary, such as a mortgage broker. This fee is the total fee payable including the bank's cost for assessing and processing, as well a portion that is paid to the intermediary. It will be paid by us directly to the intermediary when we transfer your mortgage funds.	Typically, 0.5% of the total mortgage amount for new applications. (This includes the portion of the fee which we pay directly to the intermediary which is up to 0.4% of the total mortgage amount for new applications.) The maximum Bank arrangement fee (when introduced via an intermediary) we charge for residential mortgages is £50,000, and for self-build mortgages it is £75,000. There is no maximum on buy-to-let mortgages. Please refer to your mortgage offer document for further details.
Intermediary fee	If you use an intermediary, such as a mortgage broker, there may be a cost associated with the service, which they may charge you separately for.	This fee is charged by the intermediary directly to you and is not a Bank fee. However, the fee will be included in the total cost of the mortgage (APR) where known to us. This could be in addition to the fee the Bank pays directly to the intermediary, or instead of.
Your legal fee	You would normally instruct a solicitor to act on your behalf in connection with your home purchase or re-mortgage. You will be required to pay their legal fees and costs as part of their work on your behalf.	These fees/costs are charged by the solicitor directly to you.
Bank's legal fee	We normally require a solicitor. If we instruct a separate solicitor to act on our behalf, in addition to the above, you will also be charged to cover the Bank's legal fees relating to completion of your mortgage. This will be deducted from the advance.	Full details can be found in your mortgage offer documents.
Valuation fee	A valuation report is used to determine if the security is suitable and how much we could lend to you. This is separate from any valuation or survey of the property you might want to commission. It is applicable for new applications and typically for additional borrowing applications. This is paid to us on request.	Full details can be found in your mortgage offer documents.

Continued overleaf.

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Re-inspection fee	If your mortgage funds are released in stages and/or you're using it to renovate your home, this covers the new valuation that may be required. A re-inspection may also be required where the valuation needs to be updated.	Full details can be found in your mortgage offer documents.

If you change your mortgage

Depending on the changes you wish to make some of the above charges may be relevant as well as those outlined below.

NAME OF CHARGE	WHAT IS THIS CHARGE 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 terms allow on a fixed rate. • You switch mortgage product during a fixed rate period (this may be applicable for buy-to-let mortgage.	This will vary depending on when you took your mortgage. Please refer to your mortgage offer documents and terms and conditions.
Intermediary product switch fee	This fee is only applicable if your product switch is arranged by an intermediary and will be paid by us directly to the intermediary.	Up to 0.25% of the total mortgage amount. The maximum product switch fee for residential mortgages is £12,500. There is no maximum on buy to let mortgages.

If you are unable to pay your mortgage

We do not charge a monthly administration fee for being in arrears. However, if you fail to keep up with your mortgage payments you may have to pay our costs for enforcing the loan. For example, if we need to instruct solicitors to commence possession proceedings.

Ending your mortgage term

NAME OF CHARGE	WHAT IS THIS CHARGE FOR?	HOW MUCH IS THE CHARGE?
Early repayment charge (ending your mortgage)	You may have to pay this if you repay your mortgage in full before the mortgage term ends. It applies during your fixed rate period or, for buy-to-let mortgages, during the first 2 years of a tracker rate.	This will vary depending on when you took your mortgage. Please refer to your mortgage offer documents and terms and conditions.

Your property may be repossessed if you do not keep up repayments on your mortgage.

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