

Tariff of Mortgage Charges



Allied Irish Bank (GB) referred to herein as AIB (GB) is closely involved in the mortgage industry's initiative with the 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 (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?	
Application fee*	Assessing and processing your application (even if your application is unsuccessful or you withdraw it).	Purchase Price £0 - £ 250,000 £250,001 - £ 500,000 £500,001 - £ 1,000,000 £1m plus Interest Only Self-Builds Buy To Let	Fee £100 £200 £300 £1,000 £1,000 £1,000 £1,000
		* The above fee structure applies to Further Advance and Transfer of Title based on the loan amount.	
Booking fee on fixed rate mortgages	This non-refundable fee is charged to secure a particular fixed rate mortgage deal. This fee must be paid upfront. Full details of the booking fee for specific mortgage deals are available on request at any of our branches.	Purchase Price £0 - £ 250,000 £250,001 - £ 500,000 £500,001 - £ 1,000,000 £1m plus Interest Only Self-Builds	Fee £100 £200 £300 £1,000 £1,000 £1,000
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.		£30
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.		£40
Valuation fee	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. 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 of your mortgage will tell you if this is the case.	Purchase Price £0 - £100,000 £100,001 - £150,000 £150,001 - £200,000 £200,001 - £250,000 £250,001 - £300,000 £300,001 - £400,000 £400,001 - £500,000 £500,001 - £600,000 £600,001 - £700,000 £700,001 - £800,000 £800,001 - £900,000 £900,001 - £1m £1m plus	Fee incl. VAT £165 £205 £245 £295 £345 £395 £440 £510 £565 £625 £700 £800 Refer to Lender



WHEN YOU WILL PAY THIS CHARGE

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 statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£10

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)	<p>You may have to pay this if:</p> <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). 	<p>Fixed Rate Product 6% of amount being repaid in year 1 5% of amount being repaid in year 2 4% of amount being repaid in year 3</p> <p>Standard Variable 90 days interest if repaid in first year</p>

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.	<p>Fixed Rate Product 6% of amount being repaid in year 1 5% of amount being repaid in year 2 4% of amount being repaid in year 3</p> <p>Standard Variable 90 days interest if repaid in first year</p>
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>	£55

If you need this brochure in Braille, in large print or on audio, ring *0345 6005 925 or ask your business centre. Customers with hearing difficulties can use our Text Relay service by dialling *18001 0345 6005 925.

Call into any business centre | Phone | www.aibgb.co.uk

* Lines open: 9am to 5pm Monday - Friday (except on bank holidays).
Calls may be recorded. Call charges may vary, please refer to your service provider.

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