

Tariff of Mortgage Charges



Bank of Ireland is closely involved in the mortgage industry's initiative with UK Finance 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 will I 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 this charge?
Lending fee	This fee is charged for providing a new mortgage. It's due to be paid when your mortgage is set up, but you can choose to pay it when you pay off your mortgage in full. The fee will stay the same and we won't charge interest on it if you pay it when your mortgage ends. Unless you contact us, we'll assume you want to pay the fee at the end of the mortgage.	£195
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.	£15
Legal fee	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.	These fees/costs are charged by the solicitor directly to you
Product fee	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.	£0-£3,995
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. At Bank of Ireland we may charge this in additional circumstances such as Northern Ireland Self Build cases, or where immediate works are required to the property. We will tell you if you are required to pay a re-inspection fee. No administration fee is charged.	£41.50

Name of charge	What this charge is for		How much is this charge?
Valuation fee	Valuation and Surveys When you buy a house and need a mortgage, we will commission a mortgage valuation. The mortgage valuation advises us of the value of a property and of any characteristics of the property (including significant defects) which might affect its value as security for the proposed loan. You should not rely on the mortgage valuation when deciding whether to purchase the property or how much you should pay for it. It is not a survey and is for our benefit, rather than yours. If you want a more detailed survey, you'll need to arrange this yourself with a Surveyor. This will provide information on any specific areas you'd like covered and on the condition of the property. You can find more information on local surveyors and the different types of survey on the Royal Institution of Surveyors (RICS) website at https://www.rics.org/uk/	Property value Up to £150,000 £150,001-£250,000 £250,001-£350,000 £350,001-£500,000 £500,001-£750,000 £750,001-£1,000,000 £1,000,001-£1,500,000 £1,500,001-£2,000,000 £2,000,001-£2,500,000 £2,500,001-£3,000,000 £3,000,001-£3,500,000 £3,500,001-£4,000,000	Fee £150 £220 £270 £380 £520 £750 £850 £1,000 £1,200 £1,400 £1,600 £1,800
	Scottish valuations In Scotland, it is a legal requirement that the seller provides potential purchasers with a Home Report. This includes a Mortgage Valuation Report and provides buyers with information regarding the condition and value of a property, ahead of committing to the purchase. We may be able to use the Mortgage Valuation included in the Home Report to assess the property as part of your application, meaning you won't have to pay for a separate valuation.		
No administration fee is charged. All fees are non-refundable once the inspection has taken place.			

When will I pay this charge?

If you change your mortgage

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 this charge?
Early Repayment Charge (changing your mortgage)	You may have to pay this if: - 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).		Up to 5% of the loan being repaid
Revaluation fee	Applicable when you are applying for a Further Loan or if an initial offer of loan for either a main or further loan has expired. No administration fee is charged.	Property Value Up to £125,000 £125,001-£300,000 £300,001-£600,000 £600,001-£1,000,000 £1,000,001-£1,600,000 £1,600,001-£2,000,000	Fee £110 £150 £220 £300 £400 By negotiation

Name of charge	What this charge is for	How much is this charge?
Partial release of property fee	Payable if you want to remove part of the property or land from the mortgage. It covers administration costs, including sealing the relevant legal deed and issuing letters of consent. Our costs when considering any request to vary our security. This includes sealing a deed, deed variation and lease extension.	£100
Let With Consent Fee	When you intend to let out your property, but don't have a Buy to Let mortgage, you'll pay a 'Let With Consent' Fee. This is where we agree to you letting out your property under your existing Residential mortgage. You are required to pay this fee annually for as long as the consent to let is in place.	£199 annual fee
Deeds	Production and return of Title Deed documents.	£50
Second charge registration	Charged where we need to register a second charge by another lender.	£15

When will I pay this charge?

Ending your mortgage term

Name of charge	What this charge is for	How much is this charge?
Early Repayment Charge	You may be charged this if you repay your mortgage in full before the mortgage term ends.	Up to 5% of the loan being repaid
Mortgage release fee	We charge this fee when the mortgage is fully repaid in order to cover our administration costs and external costs such as Land Registry fees. For existing customers, the amount of the fee depends on when your mortgage was offered and whether we have since agreed with you to change any terms and conditions that apply. For new customers, no mortgage release fee is currently payable but your terms and conditions will say that we have the right to impose this fee in future.	Up to £55

When will I pay this charge?

If you're unable to pay your mortgage

These are the most common charges you may have to pay if you don't keep up with your mortgage payments.

Name of charge	What this charge is for	How much is this charge?
Arrears statement	We'll send a statement each time your mortgage account falls into arrears.	No fee
Reconnect Field Agent visit	This is charged when we can't reach you to talk about the arrears on your mortgage. We'll pass your case to a Field Agent, who acts on our behalf. They won't ask for any financial details – their role is to help restart the conversation about your mortgage arrears.	£105.60*

Name of charge	What this charge is for	How much is this charge?
Cancelling a Reconnect visit	This is charged if a Field Agent was asked to revisit you, but the visit didn't happen. This means they couldn't speak with you about your missed mortgage payments.	£12*
Field Agent visit	This is charged when we can't reach you to talk about the arrears on your mortgage. We'll ask a Field Agent to visit your home. They'll talk to you about your finances. This information will help us work out the best way to manage your mortgage arrears.	£144*
Cancelling a Field Agent visit	This is charged if you don't reply to a Field Agent's request to book a visit, or if you cancel or miss the appointment.	£105.60*
Property check	This is charged if we need to check who is living in the property or to check the property condition. You don't need to be involved in this check, so there are no cancellation fees.	£105.60*
Property repossession	This fee is charged if your property is repossessed, and we need to use an Asset Manager to handle the sale. They'll market and sell the property. We also charge any related costs, including insurance. These costs can vary depending on the property.	£360**
Further legal costs	The costs for taking any legal action. These include payments to professionals, such as solicitors or Law of Property Act receivers.	Case specific**

* This fee is added to your arrears balance. ** This fee is added to your main mortgage balance.

You'll pay interest on these fees at the same rate as your main mortgage. It covers the extra costs we pay to third-party companies working on our behalf.

Notes:

This Tariff of Mortgage Charges is valid from October 2025. It explains the fees and charges you may need to pay whilst you're a customer with us. All these fees and options may not be relevant or available to you or anyone else named on your mortgage.

Your mortgage terms and conditions can be found in your mortgage Offer. They'll explain when you may need to pay a specific fee. All fees include VAT at the current rate where applicable. Our fees and the rate of VAT may change at any time. We have the right to charge additional non-administrative fees that may apply to our mortgage deals or services if necessary.

Get in touch if you want any of our documents in large print, Braille, on coloured paper or audio.

YOUR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Mortgages are subject to status. Written Mortgage Illustrations are available on request. Borrowers must be 18 or over unless otherwise stated.

Bank of Ireland Mortgages is a trading name of the UK branch of the Governor and Company of the Bank of Ireland which is regulated by the Central Bank of Ireland. Authorised by the Prudential Regulation Authority and with deemed variation of permission. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. The registered office of the UK branch of the Governor and Company of the Bank of Ireland is 1 Temple Back East, Temple Quay, Bristol, BS1 6DX. Telephone: (0117) 979 2222.

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Website: bankofirelanduk.com/mortgages/existing-customer/

Full list of directors available on the website at bankofireland.com. To find out if your mortgage is with Bank of Ireland Mortgages or Bank of Ireland UK, or if you have any queries relating to our UK mortgage products or services, please contact our UK administration centre at:- Bank of Ireland, PO Box 3191, 1 Temple Quay, Bristol, BS1 9HY. Telephone: (0117) 979 2222.

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