

Tariff of Mortgage Charges

Effective 1 April 2026

Connecting our communities
with a better financial future



Newcastle Building Society 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. The same document is being used across the industry to help customers compare mortgages.



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?
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.	Variable
Product Fee (Often referred to as a Completion 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 (up to the maximum loan to value of the product). 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
Re-inspection Fee	If your mortgage is released in stages, or you're using it to renovate your home, this covers the new valuation we need to do after the work is carried out.	£71.00
Valuation Fee	The lenders valuation report which is used to calculate how much we will lend you. This is separate from any valuation or the survey of the property you might want to commission. Some mortgages offer free valuations – the product details for your mortgage will tell you if this is the case. Property Price £0 - £250,000 £250,001 - £550,000 £550,001 - £750,000 £750,001 - £1,000,000 £1,000,001 - £5,000,000 If the property price exceeds £5,000,000 the valuation fee will be agreed with the valuer prior to instruction. Remote Valuation Fee New Build Remote Valuation Fee Final/Interim Inspections, Self Build - each Stage Release & Retention Releases Drive by Valuation Re-valuation - where required (Further Advance/Scheme Transfer/Release of Security/ Mortgage Conversion)	£0 £228.00 £420.00 £558.00 £780.00 £100.80 £151.20 £71.00 £88.92 £111.36
All fee amounts are inclusive of VAT.		

When you will pay this charge

If you change your mortgage

N.B. 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?
Change of parties administration Fee	Our administrative costs of adding or removing someone (a 'party') from the mortgage.	£150.00
Consent to Let Fee	If you want to let your property but don't have a buy-to-let mortgage, you'll pay this for each 'consent to let' agreement, where we agree to you letting out your property for a set period within your existing owner-occupier mortgage.	£78.00 (plus interest rate loading)
Giving you a reference (At the Newcastle we call this a Building Society Questionnaire)	Charged when the Society provides standard title and mortgage information to a third party for the purpose of a proposed second charge on your property.	£45.00

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. Some charges occur at the early stages of your inability to pay (arrears). Other charges, for example, relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Name of charge	What this charge is for	How much is the charge?
Repossession and Possession Sale Costs	Where repossession claims are issued at court there will be additional legal fees and costs, including solicitors fees and court fees. Once a property has been repossessed there will be sale and conveyancing fees and costs, including solicitors fees, estate agency costs and land registry fees. Cases may be outsourced to external firms and the costs of any agents we appoint will vary. All legal fees and costs will be charged on a case by case basis and will be added to the mortgage.	Variable
Valuation Fee	This covers the cost of an Automated Valuation Mode (AVM) and not a physical inspection should this be more appropriate.	£30.00
Arrears Mediation Visit (Contact unsuccessful)	This fee will be payable if it becomes necessary to instruct a field agent to visit your property due to arrears on your account.	£88.00
Sundry Debits	We may also charge Sundry Debits (for example the cost of repairs to a repossessed property where we have taken possession), to the mortgage account. Charges will also be applied to the account if it becomes necessary to appoint an LPA receiver (Buy to Let mortgages only) due to arrears.	Variable
Security Revaluation	This is the charge should we require an up to date valuation of the property secured against the mortgage.	£100.00
Property Occupation Visit	This fee will be payable if it becomes necessary to instruct a field agent to establish the occupancy of the property.	£88.00

When you will pay this charge

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.	Refer to your Illustration
Mortgage Exit Administration Fee	You may have to pay this if: <ul style="list-style-type: none">Your mortgage term comes to an end;You transfer the loan to another lender; orTransfer 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 licensed/ qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.	£130.00
Deeds Retention Scheme	If your Title Deeds are held under our Deeds Retention Scheme at redemption - this is a one-off initial fee to arrange a safe home for your Title Deeds.	£20.00
Deeds Retention Annual Charge	If your Title Deeds are held under our Deeds Retention Scheme at redemption - this fee ensures the ongoing security of your Title Deeds.	£24.00



0345 603 0066

Monday to Friday 8am to 6pm

www.newcastle.co.uk

Or call into one of our branches.

Calls may be monitored and recorded for training and security purposes.

Principal Office: 1 Cobalt Park Way, Wallsend, NE28 9EJ. Newcastle Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Newcastle Building Society is entered in the Financial Services Register under number 156058. You can check this on the Financial Services Register or by contacting the Financial Conduct Authority on 0800 111 6768. Call: 0345 734 4345 or visit us online: www.newcastle.co.uk Details are correct as at time of print (December 2025) DEV096A

Your mortgage will be secured on your home. Your home may be repossessed if you do not keep up repayments on your mortgage.