Tariff of Charges (England & Wales)

21 July 2025

peppermoney

Version 1.2

Pepper Money 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 of Charges (below). This means we don't charge you those 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).	£150.00
Completion Fee	Charged for completing your Mortgage, as detailed in your Mortgage Offer.	£ variable
Pepper Flex Completion Fee	The total completion fee is based on the original completion fee for the selected product, plus the "Flex" fee. The "Flex" fee is calculated as a percentage uplift based on the level of flexibility needed and can be impacted by loan size. The additional "Flex" fee ranges from a minimum fee of £1,000 to a maximum fee of £2500. The vast majority of applications will carry an additional flex fee of £1,000.	£ variable
Funds Transfer Fee At Pepper Money well call this the Telegraphic Transfer/CHAPS Fee	Electronically transferring the Mortgage funds to you or your Legal Adviser.	£15.00
Legal Fee	You will normally instruct a Legal Adviser 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 Legal Adviser, directly to you unless we tell you that we will contribute to the legal costs as part of your product deal. *At Pepper Money, you will also have to pay for the legal work undertaken on our behalf. This fee is in addition to the fees that your Legal Adviser will charge in respect of the legal or conveyancing work carried out on your behalf.*	£ variable

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**	**Purchase Price / Estimated Value**	**Owner Occupied / Standard BTL Valuation Fee**	**HMO Valuation Fee**
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 for your Mortgage will tell you if this is the case. *Pepper Money bases the fees below on the estimated value/purchase price of the Property for a valuation report that includes: a description of the Property, market value at the time of inspection and an estimate of the current cost to reinstate the Property in its present form.*	£100,000 £200,000 £300,000 £400,000 £500,000 £700,000 £900,000 £1,000,000 £1,500,000 £1,750,000 £2,000,000 £3,000,000 £4,000,000 £5,000,000	£215.00 £260.00 £375.00 £440.00 £550.00 £660.00 £770.00 £950.00 £1,100.00 £1,250.00 £1,500.00 £1,850.00 £2,750.00 £2,750.00	£545.00 £545.00 £595.00 £708.00 £795.00 £895.00 £1,145.00 £1,270.00 £2,020.00 £2,320.00 £2,620.00 £3,120.00 £3,620.00 £4,520.00

When you will pay this charge		
Administration of your Mortgage If you ask us for extra documentation and/or services beyond the standard management of your Mortgage		
Name of Charge	**What this charge is for**	**How much is the charge?**
Request for Legal Documentation Fee At Pepper Money we call this the Deeds Fee	Any original documents relating to your Mortgage, e.g. title deeds that you ask for. *At Pepper Money, we also charge this fee for copies of documents held in the title Deeds, and for the release of Deeds once you repay your Mortgage in full.*	£22.50

Lender Insurance	Charged to cover the cost of third party insurance to protect our secured interest in your Property when we have not been provided with evidence that you have your own Building Insurance Cover. This fee is charged monthly and is based upon the outstanding balance of your Mortgage. We will advise you of the amount payable.	£ variable
Unpaid Ground Rent / Service Charge Fee	Charged to cover the administrative costs associated with our paying any outstanding ground rent, service charges or associated costs and fees on the Property following our receipt of a notification that you have not paid such ground rent, service charges or associated costs and fees when due. This fee is charged in addition to your obligation to reimburse us for the amount of any such ground rent, service charges or associated fees paid on your behalf.	£30.00

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?
Consent To Let Fee At Pepper Money we call this the Letting of Property 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-occupied Mortgage.	£45.00
Early Repayment Charge (changing your mortgage)	You may have to pay this if, for example: • You overpay more than your Monthly Payment; • You switch Mortgage product or lender during a special rate period (e.g. while you're on a fixed or discount tracker interest rate).	£ variable
Subsequent Mortgage Consent Fee	Charged to cover the administrative costs associated with considering a request for our consent to the addition of a subsequent charge.	£48.00

When you will pay this charge		
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 Monthly 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?**
Arrears Fee	You may be charged an arrears fee on a monthly basis, or when specific events happen in the management of your Mortgage when you are in arrears. This covers charges in respect of your Mortgage if you fall behind on your Monthly Payments. *At Pepper Money, this fee will not be charged in months where there is an arrangement in place and maintained to repay the outstanding arrears balance or the contractual monthly instalment has been received.*	£23.50
Monthly Property Management Fee	Charged monthly from the point your Property is repossessed, to cover the administrative costs of our management of the process to secure, insure, market and sell the Property. Any costs incurred from third parties to secure, insure, market and sell the Property are not included within this fee.	£42.50
Field Agent Instruction and Visit Fee	Charged in relation to the costs of a representative visiting you at your home to discuss your financial situation and proposals to pay the outstanding arrears balance.	£108.00
Ending your Mortgage Term		
Name of Charge	**What this charge is for**	**How much is the charge?**
Mortgage Exit Fee *At Pepper Money we call this the Mortgage Exit Administration Fee*	You may pay this if; • Your Mortgage Term comes to an end; • You transfer the Mortgage to another lender; or • You 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 Mortgage to another lender or another property (known as 'redemption'). You may be charged a separate fee by your Legal Adviser for their work relating to redemption of the Mortgage and discharge of the security over the Property.	£25.00

Note - Whilst this Tariff of Charges includes our current fees and charges in operation from 21st July 2025, these are subject to review by us and may be amended or changed from time to time. We will only amend our fees if there is a change in the Costs we incur associated with that fee. The above fees are not exhaustive and may vary according to the complexity of each case. You will have to pay any other Costs or expenses we pay to third parties (e.g. associates, solicitors, asset managers, receivers, courts etc.) that we may instruct to recover any money owed to us, or to create or protect our security in the Property, or in any other exercise of our legal rights. If we apply any other fee or charge to cover administrative costs in relation to your Mortgage with us, we will give you reasonable notice, stating the amount of the fee, the nature of the work covered by it and the date on which we will add the fee to your Mortgage.

Unless otherwise specified, all fees are inclusive of VAT where applicable and, where we are charged VAT by third parties, we will pass this cost on to you.

Fees and charges shall be imposed in accordance with this Tariff of Charges, except where the terms and conditions of your Mortgage provide otherwise.

If you would like this or any of our other documents supplied in an alternative format, e.g. large print, please contact us on 0333 370 1102