

first direct

first direct
Tariff of mortgage charges

first direct Tariff of mortgage charges

first direct 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 you will pay this charge

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?
Product Fee	<p>This is charged on some mortgages as part of the deal. It can be paid upfront or in some instances, 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.</p> <p><i>At first direct we call this an Arrangement Fee on tracker rate mortgages and a Booking Fee on fixed rate mortgages.</i></p>	£0 - 999 (variable)
Legal fee	<p>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.</p> <p><i>first direct will also require a solicitor or licensed conveyancer to act on behalf of the bank. If your appointed solicitor or licensed conveyancer meets our criteria then we will appoint them to act on behalf of the bank. If not, first direct will instruct another solicitor.</i></p> <p><i>In certain scenarios additional legal fees may be payable. For further information please contact us on 03 456 100 173*</i></p>	<p>These fees are payable directly to your solicitor or licensed conveyancer.</p> <p>If a separate solicitor is required to act on behalf of first direct there will be a charge of £275 - £375 + VAT payable to first direct.</p>
Valuation fee	<p>We will undertake a Standard Valuation of your property to confirm the property's value for our purpose. There will not be a charge for this. This is separate from any valuation or survey of the property you might want to commission.</p>	£0 for Standard Valuations.

If you change your mortgage		
If you change to a new mortgage product, fees may also apply at this stage.		
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><i>At first direct this is only payable on certain products, where the mortgage is repaid in full early.</i></p> <p><i>For further information, please contact us on 03 456 100 173* or refer to your original mortgage offer.</i></p>	The fee will be a percentage of the original mortgage amount.

Ending your mortgage term		
Early repayment charge (ending your mortgage)	<p>You may be charged this if you repay your mortgage in full before the mortgage term ends.</p> <p><i>At first direct this is only payable on certain products, where the mortgage is repaid in full early.</i></p> <p><i>For further information, please contact us on 03 456 100 173* or refer to your original mortgage offer.</i></p>	The fee will be a percentage of the original mortgage amount.

*Lines are open:
Monday to Friday 8am to 8pm
Saturday 8am to 6pm
Sunday 9am to 6pm
Calls may be monitored and recorded.

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

first direct is a division of HSBC UK Bank plc which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under reference number 765112. Registered in England and Wales under number 09928412. Registered office: 1 Centenary Square, Birmingham B1 1HQ. © HSBC Group 2025. All Rights Reserved.

Member HSBC Group