

Mortgage Procuration Fees

August 2022

Lender	Fee Description	Gross fee paid to Openwork (% of the loan amount)	Minimum Fee	Maximum Fee
Accord Mortgages	Standard Online Apps £30,000+	0.45%	£200	-
	Offset applications £30,000+	0.45%	£200	-
	Portability Option (additional balance only)	0.30%	-	-
	Additional Loans of £5,000 or more	0.30%	£50	-
	Buy to Let	0.50%	£200	-
	Product Transfers	0.30%	-	-
Aldermore	Standard	0.55%	-	-
	Buy to Let	0.65%	-	-
	Specialist Buy to Let	0.65%	-	-
	Later Life Lending	0.80%	-	-
	Product Transfer	0.35%	-	-
Bank of Ireland	Residential	0.40%	-	-
	Buy to Let	0.50%	-	-
	First Start	0.50%	-	-
	Product Transfer	0.25%	-	-
Barclays	Standard	0.40%	-	-
	Offset	0.40%	-	-
	Buy to Let	0.45%	-	-
	Retention loans	0.20%	-	-
	Further Advance	0.30%	-	-
BM Solutions	Buy to Let	0.50%	-	-
	Product Transfer	0.50%	-	-
Clydesdale Bank	Standard	0.40%	-	-
	Product Transfer	0.20%	-	-
	Further Advance	0.40%	-	-
Coventry Building Society	Standard	0.45%	-	£15,000
	Buy to Let	0.45%	-	£15,000
	Residential and BTL Product Transfer	0.30%	-	£15,000
Danske Bank	Standard (including Product Transfer)	0.40%	-	-
Fleet Mortgages	Buy to Let	0.50%	-	-
	Product Transfer	0.40%	-	-
Foundation Home Loans	Residential and Buy to Let	0.50%	-	-
Halifax	Standard	0.40%	-	-
	Product Transfer	0.40%	-	-
	Further Advance	0.40%	-	-

Hodge Lifetime	50+ Mortgage and Retirement Interest Only	0.55%	£225	-
	50+ Mortgage and Retirement Interest Only (Additional Borrowing)	0.55%	£225	-
	50+ Mortgage Product Transfer	0.25%	-	-
	Portfolio Buy to Let	0.55%	£1,375	-
HSBC	Standard	0.40%	-	-
	Buy to Let	0.50%	-	-
	Product Transfer	0.20%	-	-
Kensington	Residential and Buy to Let	0.50%	-	-
	Product Transfer	0.30%	-	-
Kent Reliance	Residential	0.40%	-	-
	Buy to Let	0.50%	-	-
	Product Transfer	0.30%	-	-
	Residential Further Advance	0.40%	£150	-
	Buy to Let Further Advance	0.50%	£150	-
Landbay	Buy to Let	0.55%	-	-
Leeds Building Society	Standard	0.40%	-	-
	Buy to Let and Holiday Let	0.50%	-	-
	Product Transfer	0.20%	-	-
Metro Bank	Residential	0.40%	-	£20,000
	Buy to Let	0.43%	-	£20,000
	Product Transfers	0.30%	-	£7,500
Nationwide Building Society	Residential	0.40%	£225	-
	Product Transfer	0.20%	-	-
	Further Advance	0.40%	£100	-
NatWest Intermediary Solutions	Residential Purchase (loans above £25,000)	0.40%	£250	£20,000
	Residential Remortgage (loans above (£10,000)	0.40%	£250	£20,000
	Buy to Let (loans above £25,000)	0.45%	£250	£20,000
	Product Transfers (loans above £25,000)	0.20%	-	£20,000
Newcastle Building Society	Residential	0.40%	-	-
	Buy to Let	0.50%	-	-
	Product Transfer	0.20%	-	-
Nottingham Building Society	Residential	0.40%	£200	£3,000
	Buy to Let	0.40%	£200	£3,000
	Residential and Buy to Let Product Transfer	0.25%	-	-
	Ltd Co Buy to Let and RIO Product Transfer	0.35%	-	-
	Commercial Buy to Let	0.55%	£200	£3,000
Paragon Mortgages	Buy to Let	0.55%	£300	-
	Buy to Let Product Transfer	0.40%	-	-
	Residential	0.55%	£300	-

	Further Advance	0.55%	-	-
	Short-Term Funding	0.75%	-	-
Pepper Money	Residential	0.50%	-	-
	Buy to Let	0.50%	-	-
Platform Mortgages	Residential	0.40%	-	£4,000
	Buy to Let	0.48%	-	£1,680
	Premier Buy to Let	0.48%	-	£2,400
	Residential Product Transfer	0.30%	-	-
	Buy to Let Product Transfer	0.30%	-	-
	Premier Buy to Let Product Transfer	0.30%	-	-
Precise Mortgages	Residential (Near Prime)	0.60%	-	-
	Buy to Let	0.60%	-	-
	Product Transfer	0.30%	-	-
Principality Building Society	Standard	0.42%	£175	£2,500
	Buy to Let	0.47%	£175	£2,500
	Product Transfer	0.20%	-	-
Progressive Building Society	Standard	0.40%	£150	£2,000
	Product Transfer	0.20%	£200	£2,000
Saffron Building Society	Residential	0.45%	-	-
	Buy to Let	0.45%	-	-
	Self-Build	1.00%	-	-
Santander for Intermediaries	Residential	0.40%	-	-
	Product Transfers	0.20%	-	-
	Buy to Let	0.45%	-	-
Scottish Building Society	Residential	0.40%	-	£4,000
	Buy to Let	0.40%	-	£4,000
Scottish Widows Bank	Residential	0.40%	-	-
	Product Transfer	0.40%	-	-
	Further Advance	0.40%	-	-
Skipton Building Society	Standard loans above £25,000	0.40%	-	£4,000
	Shared Ownership loans above £25,000	0.45%	-	£4,000
	Buy to Let loans above £25,000	0.50%	-	£3,750
	Residential Product Transfer	0.30%	-	£4,000
	Buy to Let Product Transfer	0.35%	-	£3,750
The Mortgage Works	Buy to Let (Incl. Further advances)	0.48%	-	-
	Buy to Let Large Portfolio (Incl. Further advances) (> 10 mortgaged Buy to Let properties)	0.58%	-	-
	Buy to Let Limited Company (Incl. Further advances)	0.58%	-	-
	Buy to Let Product Transfer	0.20%	-	-

TSB	Residential	0.40%	-	-
	Buy to Let	0.48%	-	-
	Product Transfer	0.30%	-	-
Vida Homeloans	Residential	0.60%	-	-
	Buy to Let	0.60%	-	-
	Product Transfer	0.30%	-	-
Virgin Money	Standard Purchase and Remortgage	0.47%	-	-
	Buy to Let	0.50%	-	-
	Product Transfer	0.38%	-	-
	Porting	0.47%	-	-
West Bromwich Building Society	Standard	0.40%	-	-
	Product Transfer	0.20%	-	-
Zephyr Homeloans	Buy to Let	0.50%	-	-

Lenders available through the Brightstar

Axis Bank	All products	0.425%	-	-
Bath Building Society	All products	0.40%	-	-
Bluestone Mortgages	All products	0.45%	-	-
Castle Trust	All products	0.75%	-	-
Central Trust	All products	0.50%	-	-
Dudley Building Society	All products	0.40%	-	-
Early Shilton Building Society	All products	0.20%	-	-
Family Building Society	All products	0.425%	-	-
Family Building Society	Owner Occupied	0.40%	-	-
Family Building Society	Offset	0.43%	-	-
Family Building Society	Family Mortgage	0.45%	-	-
Foundation Homeloans	All products - BTL	0.50%	-	-
Foundation Homeloans	All products – Specialist Residential	0.50%	-	-
Hampshire Trust Bank	All products	0.75%	-	-
Harpenden Building Society	All products	0.50%	-	-
Interbay	All products	0.85%	-	-
Keystone	All products	0.375%	-	-
Landbay	All products	0.55%	-	-
Lendinvest	All products	0.50%	-	-
Magellan Home Loans	All products	0.40%	-	-
Mansfield Building Society	All products	0.175%	-	-
Mansfield Building Society	Standards	0.50%	-	-
Mansfield Building Society	Exclusives	0.50%	-	-
Marsden Building Society	Standard Products	0.15%	-	-
Marsden Building Society	Semi Exclusives	0.40%	-	-
Newbury Building Society	All Products	0.40%	-	-
Newbury Building Society	BTL and Specialist	0.35%	-	-
Pepper Homeloans	All products	0.50%	-	-
Saffron Building Society	Self-Build	0.50%	-	-
Saffron Building Society	Standard Residential	0.35%	-	-

Secure Trust Bank	All products	0.50%	-	-
Shawbrook Bank	Buy to Let (R10)	0.63%	-	-
	Buy to Let (R1 and LRI)	0.88%	-	-
The Mortgage Lender	All products	0.40%	-	-
Tipton Building Society	All products	0.40%	-	-
Together	All products (excl. below)	0.75%	-	-
Together	2 Year Fixed at 3.59%	0.30%	-	-
Together	Loan £120,001 to £250,000	0.75%	-	-
United Trust Bank	All products	0.50%	-	-
Vida Homeloans	All products	0.60%	-	-
West One	Regulated	0.75%	-	-
	Non-regulated	1.00%	-	-
Zephyr Homeloans	All products	0.43%	-	-
Lenders available through BuildLoan				
Bath Building Society	Self-Build	0.40%	-	-
Buckinghamshire Building Society	Self-Build	0.40%	-	£1,500
Chorley Building Society	Self-build	0.40%	-	-
Darlington Building Society	Self-build	0.40%	-	-
Furness Building Society	Self-build	0.40%	-	-
Hinckley And Rugby Building Society	Self-Build	0.40%	-	-
Mansfield Building Society	Self-build	0.40%	-	--
Newcastle Building Society	Self-build	0.40%	-	-
Stafford Railway Building Society	Self-build	0.40%	-	-
The Loughborough Building Society	Self-Build	0.40%	-	-
The Nottingham Building Society	Self-Build	0.50%	£500	£2,500
The West Brom	Self-build	0.40%	-	-
Tipton and Coseley Building Society	Self-build	0.40%	-	-
Vernon Building Society	Self-Build	0.40%	-	-
Lenders available through Positive Lending				
Bluestone Mortgages	All products	0.43%	-	-
Castle Trust	All products	1.03%	-	-
Central Trust	All products	1.03%	-	-
Chorley Building Society	All products - BTL	0.48%	-	-
Chorley Building Society	All products – Residential	0.38%	-	-
Dudley Building Society	All products – Residential	0.38%	-	-
Dudley Building Society	All products – BTL	0.38%	-	-
Family Building Society	All products – BTL	0.53%	-	-
Family Building Society	Family Mortgage	0.58%	£245	-
Family Building Society	Offset	0.53%	£225	-
Family Building Society	Owner Occupier	0.38%	£115	-
Foundation Homeloans	All products - BTL	0.48%	-	-
Foundation Homeloans	All products – Residential	0.48%	-	-
Harpenden Building Society	All products - BTL	0.53%	-	-
Harpenden Building Society	All products – Residential	0.53%	-	-
Marsden Building Society	All Products	0.43%	-	-
Pepper Homeloans	All Products – BTL	0.43%	-	-
Pepper Homeloans	All products – Residential	0.43%	-	-
Saffron Building Society	Self-Build	0.53%	-	-

Shawbrook Bank	55+ Products (Residential)	1.03%	-	-
Shawbrook Bank	All products - BTL	0.43%	-	-
Tipton Building Society	All products - BTL	0.53%	-	£2,750
Tipton Building Society	All products - Residential	0.53%	-	£2,750
Together Mortgages	All other products	0.78%	-	-
Together Mortgages	Prime Plus	0.33%	-	-
Together Mortgages	All products - BTL	0.655%	-	-
United Trust Bank	Purchase and Remo	0.43%	-	-
United Trust Bank	Unencumbered	0.53%	-	-
Vida Homeloans	All products - BTL	0.48%	-	-
Vida Homeloans	All products - Residential	0.43%	-	-
West One	All products – BTL	0.48%	-	-
Zephyr Homeloans	All products – BTL	0.48%	-	-

Lenders available through The Business Mortgage Company (TBMC)

Accord	Buy to Let	0.35% + £25	-	-
Aldermore	Buy to Let	0.35% + £25	-	-
Axis Bank	Buy to Let	0.45% + £25	-	-
Bank of China	Loans up to £500,000	£450 + £25	-	-
	Loans from £500,001 to £1m	£650 + £25	-	-
	Loans over £1m	0.35% + £25	-	-
Barclays	Buy to Let	0.25% + £25	-	-
Bath Building Society	Buy to Let	0.35% + £25	-	-
BM Solutions	Buy to Let	0.34% + £25	-	-
Bluestone Mortgages	Buy to Let	0.50% + £25	-	-
Dudley Building Society	Buy to Let	0.25% + £25	-	-
Family Building Society	Buy to Let	0.50% + £25	-	-
Fleet Mortgages	Buy to Let	0.45% + £25	-	-
Foundation Home Loans	Buy to Let	0.45% + £25	-	-
Godiva	Buy to Let	0.30% + £25	-	£3,000
Hampshire Trust Bank (HTB)	Buy to Let	0.75% + £25	-	-
Hanley Economic Building Society	Buy to Let	0.30% + £25	-	-
Hinckley & Rugby Building Society	Buy to Let	0.25% + £25	-	£855
Interbay	Buy to Let	0.75% + £25	-	-
Kensington	Buy to Let	0.40% + £25	-	-
Kent Reliance Building Society	Buy to Let	0.45% + £25	-	-
Landbay	Buy to Let	0.50% + £25	-	-
Leeds Building Society	Buy to Let	0.35% + £25	-	-
LendInvest	Buy to Let	0.60% + £25	-	-
Mansfield Building Society	Buy to Let	0.35% + £25	-	-
NatWest	Buy to Let	0.35% + £25	-	£4,285
Newcastle Building Society	Buy to Let	0.40% + £25	-	-
Norwich & Peterborough Building S	Buy to Let	0.40% + £25	-	-
Paragon	Buy to Let	0.50% + £25	£300	-
Pepper Money	Buy to Let	0.40% + £25	-	-
Precise	Buy to Let	0.45% + £25	-	-
	Bridge to Let	0.50% + £25	-	-

Shawbrook Bank	Buy to Let	0.50% + £25	-	-
	Specialist Buy to Let	1.00% +25	-	-
Skipton Building Society	Buy to Let	0.35% + £25	-	-
The Mortgage Works	Buy to Let	0.34% + £25	-	-
Together	Buy to Let Standard	0.35% + £25	-	-
	Buy to Let Exclusive	0.90% + £25	-	-
Vida Homeloans	Buy to Let	0.45% + £25	-	-
Zephyr Homeloans	Buy to Let	0.45% + £25	-	-

Lenders available through TFC Homeloans

Aldermore	Standard	0.40%	-	-
Bluestone Mortgages	Residential	0.50%	-	-
	Buy to Let	0.45%	-	-
Fleet Mortgages	Buy to Let	0.35%	-	-
Foundation Homeloans	Buy to Let	0.50%	-	-
Harpenden Building Society	All products	0.50%	-	-
Hampshire Trust Bank	Buy to Let	0.75%	-	-
Interbay	All products	0.75%	-	-
Kensington	Standard	0.50%	-	-
Landbay	Standard	0.55%	-	-
LendCo	Buy to Let	0.375%	-	-
LendInvest	All products	0.50%	-	-
Pepper Homeloans	Standard	0.50%	-	-
Precise	Residential and Buy to Let	0.60%	-	-
Redwood Bank	Residential	0.75%	-	-
Reliance Bank	All products	0.375%	-	-
Shawbrook Bank	Buy to Let non portfolio	0.375%	-	-
	Buy to Let Portfolio	0.50%	-	-
The Family Building Society	Family Mortgage	0.55%	-	-
	Offset Mortgage	0.50%	-	-
	Standard	0.40%	-	-
	Buy to Let	0.50%	-	-
The Mortgage Lender	Residential	0.40%	-	-
Together Mortgages	Residential	0.75%	-	-
	Buy to Let	0.50%	-	-
	Consumer Buy to Let	0.50%	-	-
United Trust Bank	Residential	0.40%	-	-
Vida Homeloans	Residential	0.60%	-	-
	Buy to Let	0.45%	-	-
West One	Buy to Let	0.45%	-	-
Zephyr Homeloans	Buy to Let	0.45%	-	-