

Tariff of Mortgage Charges

Effective from June 2025



AIB (NI) are 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

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. This fee is refundable where the loan is not drawn down.	Loan Amount	Fee
		£0 - £250,000	£100
		£250,001 - £500,000	£200
		£500,001 - £1,000,000	£300
		£1,000,000 plus	£1,000
		Interest Only	£1,000
Booking fee on fixed rate mortgages	This non-refundable fee is charged to secure a particular fixed rate mortgage deal. This fee must be paid upfront. Full details of the booking fee for specific mortgage deals are available on request at any of our branches.	Loan Amount	Fee
		£0 - £250,000	£100
		£250,001 - £500,000	£200
		£500,001 - £1,000,000	£300
		£1,000,000 plus	£1,000
Funds transfer fee	Electronically transferring the mortgage funds to you or your solicitor.		£30
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.		£40
Valuation fee (Properties based in Northern Ireland)	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 of your mortgage will tell you if this is the case.	Valuation Amount	Fee incl. VAT
		£0 - £100,000	£150
		£100,001 - £150,000	£200
		£150,001 - £200,000	£200
		£200,001 - £250,000	£200
		£250,001 - £300,000	£250
		£300,001 - £400,000	£250
		£400,001 - £500,000	£250
		£500,001 - £600,000	£250
		£600,001 - £700,000	£250
		£700,001 - £800,000	£250
		£800,001 - £900,000	£250
		£900,001 - £1,000,000	£250
		£1,000,000 plus	Refer to Lender

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Valuation fee (Properties based in England, Scotland and Wales)	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 of your mortgage will tell you if this is the case.	Valuation Amount	Fee incl. VAT
		£0 - £200,000	£200
		£200,001 - £250,000	£250
		£250,001 - £300,000	£300
		£300,001 - £400,000	£350
		£400,001 - £500,000	£400
		£500,001 - £600,000	£500
		£600,001 - £750,000	£600
		£750,001 - £1,000,000	£700
		£1,000,001 - £1,250,000	£950
		£1,250,001 - £1,500,000	£1,100
		£1,500,001 - £1,750,000	£1,250
		£1,750,001 - £2,000,000	£1,500
		£2,000,001 - £3,000,000	£1,750
		£3,000,001 - £4,000,000	£2,250
		£4,000,001 - £5,000,000	£2,750
		Over £5,000,000	Refer to Lender

If you ask us for extra documentation and / or services beyond the standard management of your account

Name of charge	What this charge is for	How much is the charge?
Duplicate / interim statement fee	Requesting a copy of a previous statement or an interim statement of your account as it stands. It might be paid by you or another lender.	£10

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?
Early repayment charge (changing your mortgage)	You may have to pay this if: <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).	Fixed Rate Product 182 days interest

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Ending your mortgage term

Name of charge	What this charge is for	How much is the charge?
Mortgage exit fee	<p>You may have to pay this if:</p> <ul style="list-style-type: none">• Your mortgage term comes to an end;• You transfer the loan to another lender; or• Transfer borrowing from one property to another. <p>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').</p> <p>You may be charged a separate fee by your solicitor or licensed or qualified conveyancer for their work relating to redemption of the mortgage and discharge of the security.</p>	£55

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* Lines open: 9am to 5pm Monday - Friday (except on bank holidays).

†Call charges may vary - refer to your service provider.

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