

## SHOULD I PAY MORTGAGE FEES UPFRONT OR ADD THEM TO MY LOAN?

Most lenders charge a fee for a preferential rate (typically £500–£1,000).

You have two options for paying this fee:



### 1. PAY THE FEE UPFRONT

- You pay the fee directly at the start.
- No extra interest charged on it.
- Cheaper overall, but you need to have the cash available.

### 2. ADD THE FEE TO YOUR MORTGAGE

- The fee is added to your total loan amount.
- You'll pay interest on the fee over the life of your mortgage.
- Could cost more in the long run, but avoids upfront costs.

### HOW TO DECIDE?

- Calculate total costs for both options, factoring in:
  - The life of the deal (e.g., 2 or 5 years).
  - The total payment difference over the full term of the mortgage.
- In many cases, spreading the cost via the rate savings may justify paying upfront – but it's always worth comparing.

We're here to support you every step of the way. Just get in touch and we'll take care of the rest!