

Tariff of Charges

The fees set out in this table are not exhaustive and show the charges for the most common. The fees apply during the lifetime of your loan following the first drawdown and are in addition to any specific fees mentioned in your loan Facility Document and the documents constituting the security for your loan.

All fees are exclusive of value added tax. We may vary this Tariff of Charges from time to time by not less than 20 days written notice to you, and the variations we may make include the introduction of additional fees and/or changes to the amounts of fees. You must pay fees according to the Tariff of Charges prevailing at the time the fee becomes payable. All fees are non-refundable.

Asset Manager Visit Fee	The fee we charge each time we have to visit the Primary or Supplemental Property to investigate a potential Event of Default or following an Event of Default, to determine the state and condition of the Primary or Supplemental Property and/or who is in occupation of the Primary or Supplemental Property and any variation in value of the Primary or Supplemental Property.	Variable	
Part Capital Repayment Fee	Fee charged to administer payments made at any time during the term of the loan to reduce the loan.	£250	
Consent to Further Charge	Fee charged when we are asked to consent to an additional loan being secured against the Primary or Supplemental Property from another lender. This request is subject to application and approval.	£105	
Consent to Tenancy	The fee we charge each time we provide our consent to the grant of an Assured Shorthold Tenancy at the Primary or Supplemental Property.	£125	
Consent to Lease	The fee we charge each time we provide our consent to the grant and/or registration of an occupational lease at the Primary or Supplemental Property.	£225	
Deed of Postponement	Fee charged if we are asked to postpone our charge in favour of another lender.	£250	
Issuing a Demand to Appear and Appoint a Receiver	Fee charged for reviewing the file, carrying out a full review of the loan and history to include initial risk assessment, and for the preparation and issue of the relevant demand advising on the appointment of a receiver.	£750	
Letter of Non-Crystallisation	The fee charged for issuing a letter of non-crystallisation and/or written confirmation to a bank that they may continue to operate a bank account	£75	
Loan Management Time	The fee charged to deal with every other aspect of the loan not dealt with in the Portfolio Manager Update. This fee is charged where any member of our team spends time administering, reviewing, managing or otherwise, any aspect of your loan or the security for it. This fee excludes work within the scope of the Arrears Management Fee and is billable in 6 minute units.	£225	
Arrears Management Fee	Fee charged once possession or collection proceedings have been issued or commenced or the loan has gone into default, a monthly charge will be made to cover the administration cost of managing the loan. The monthly fee is based upon the balance outstanding from time to time in accordance with the amounts below: Where this is charged the Portfolio Manager update fee is waived.	Variable	
	Balance outstanding		Monthly fee from
	£0 — £75,000		£400
	£75,001 — £125,000		£550
	£125,001 — £300,000		£700
	£300,001 — £500,000		£950
£500,001 — £750,000	£1,250		
£750,000 and above	£1,500		
Deed of Easement	The fee we charge each time we provide our consent to the grant and/or registration of a Deed of Easement at the Primary or Supplemental Property.	£125	
Portfolio Manager Update Fee	The monthly fee charged to receive and review your/your agents' monthly update in accordance with the Conditions of your loan.	£150	
Statement Fee	The fee we charge each time we produce a statement of account or redemption statement.	£55	
Receiver Appointment Fee	The fee we charge for our work in connection with the intended or actual appointment of a receiver(s). You will also have to pay us the amount of the reasonable costs we are charged by our solicitors for the legal process. This fee is charged on each property.	£2,500	
Statement Breakdown Request	The fee charged each time we are asked to provide a statement of account, balance or redemption statement.	£55	
Repayment Administration Fee	Fee charged upon full or partial redemption of the loan. This fee is payable for each title secured or any new titles created out of the title of the original security.	£475	
Retention Administration Fee	Fee charged when we are asked to process a Further Loan out of the Non-Development Tranche as set out in the Facility Document. The amount of the charge is dependent upon the size of the proposed Further Loan.	£995	
Development Administration Fee	Fee charged when we are asked to process a Development Loan out of the Development Tranche as set out in the Facility Document.	£995	
Set Up Fee	Fee charged to arrange your loan, equal to 0.1% of the facility amount (min £995) plus £475 for each additional property secured.	Variable	

IMPORTANT

The Tariff of Charges sets out only our own fees. You are liable to pay us all third-party fees in accordance with the terms of your loan Facility Document and the documents constituting the security for your loan. These third-party fees include the fees of surveyors, valuers, quantity surveyors, sales agents, asset managers, project monitors, receivers, the Land Registry and the Courts.