

Tariff of Charges

The fees set out in this table apply during the lifetime of your loan in addition to any other fees and costs mentioned in your loan Facility Document, Terms and Conditions, 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, provided that any variation will be a reasonable and proportionate variation to reflect a change in the work involved or a change in the cost of undertaking the activities to which the fees relate, or, where a fee relates to fees we pay to third parties, any change to those 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 Fee	Charged for our Asset Manager conducting due diligence and preparing reports for us in connection with the origination of your loan. This is also charged where 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	
	Gross loan amount		Fee
	Up to £250,000		£475
	£250,001 - £500,000		£675
	£500,001 - £750,000		£750
	£750,001 - £1,000,000		£850
£1,000,000 +	£995		
Set Up Fee	Charged to arrange your loan, equal to 0.1% of the facility amount (min £995) plus £475 for each additional property secured.	See Facility Document	
Telegraphic Transfer Fee	Charged for each transfer of funds.	£40	
Retention Administration Fee	Charged whenever a further loan is drawn down out of a Non-Development Tranche.	See Facility Document	
Development Administration Fee	Charged whenever a Development Loan is drawn down.	See Facility Document	
Part Capital Repayment Fee	Charged to administer any early repayment.	£250	
Repayment Administration Fee	Charged for the release of any title or the release of any part of a title from our security upon full or partial repayment of the loan, including the release of any new title created out of the title of the original security.	£475 per title or part title released	
Consent to Further Charge Fee	Charged when we are asked to consent to an additional loan from another lender being secured against the Primary or Supplemental Property. Any such consent will be subject to application and approval.	£105	
Consent to Tenancy Fee	Charged each time we provide our consent to the grant of an Assured Shorthold Tenancy of the Primary or Supplemental Property, or any part of it.	£125	
Consent to Lease Fee	Charged each time we provide our consent to the grant and/or registration of a non-residential lease of the Primary or Supplemental Property, or any part of it.	£225	
Letter of Non-Crystallisation 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	
Deed of Postponement Fee	Charged if we agree to a request to postpone our charge in favour of another lender.	£250	
Deed of Easement	Charge each time we provide our consent to the grant and/or registration of a Deed of Easement in respect of the Primary or Supplemental Property.	£125	
Loan Management Time Fee	Charged to deal with every other aspect of the loan not dealt with in a Portfolio Manager Update (see Portfolio Manager Update Fee below). This fee is charged where any member of our team spends time administering, reviewing, managing, or otherwise dealing with 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 per hour	

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Portfolio Manager Update Fee	Charged for receiving and reviewing your or your agents' monthly update where such an update is required in accordance with the terms and conditions of your loan.	£150														
Correspondence Fee	Charged for each email, phone call or letter sent to or received from you or any third party during the term of the loan relating to the performance of your obligations under the terms of the loan agreement or in respect of an event of default or the collection of outstanding fees or costs. This fee is not charged if an Arrears Management Fee is being charged in the month when the communication occurs.	£35														
Statement Fee	Charged each time we provide you with a statement of account to keep you up to date with your indebtedness when you are in arrears.	£55														
Arrears Management Fee	<p>Charged in any month when an Event of Default is continuing, whether or not proceedings have been issued or commenced, to cover the administration cost of managing the loan. Where this is charged the Portfolio Manager Update Fee is waived.</p> <p>The monthly Arrears Management Fee is based upon the balance outstanding from time to time in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Balance outstanding</th> <th>Monthly fee</th> </tr> </thead> <tbody> <tr> <td>£0 — £75,000</td> <td>£400</td> </tr> <tr> <td>£75,001 — £125,000</td> <td>£550</td> </tr> <tr> <td>£125,001 — £300,000</td> <td>£700</td> </tr> <tr> <td>£300,001 — £500,000</td> <td>£950</td> </tr> <tr> <td>£500,001 — £750,000</td> <td>£1,250</td> </tr> <tr> <td>£750,000 and above</td> <td>£1,500</td> </tr> </tbody> </table>	Balance outstanding	Monthly fee	£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	Variable
Balance outstanding	Monthly fee															
£0 — £75,000	£400															
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£500,001 — £750,000	£1,250															
£750,000 and above	£1,500															
Lender's in-House Legal Fees	Charged if our in-house legal advisers or loan/credit managers have to provide advice or take any action in respect of the performance of your obligations under the terms of the loan agreement or following an Event of Default or in relation to the collection of outstanding fees or costs.	£225 per hour plus disbursements														
Material Project Divergence Fee	Charged if we serve you with a Material Project Divergence Notice.	15% of the Facility														
Termination Notice Fee	Charged following an Event of Default for reviewing the file, carrying out a full review of the loan and history to include initial risk assessment, and for the preparation and service of a notice on the Borrower demanding payment and/or terminating the loan agreement.	£750														
Receiver Appointment Fee	The fee charged 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 in respect of each property over which a receiver is appointed.	£2,500														

IMPORTANT

The Tariff of Charges sets out only our own fees. You are also liable to pay us all third-party fees in accordance with the terms of your loan Facility Document, the Terms and Conditions, 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.