

**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 and the variations we make may 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. Terms defined in the Facility Document but not in this Tariff of Charges shall have the same meaning and effect.

<b>Asset Manager Visit Fee</b>	Charged for our Asset Manager conducting due diligence and preparing reports for us in connection with the origination of your loan.  This is charged where we have to visit a Property to investigate a potential Event of Default or following an Event of Default, to determine the state, condition and any variation in value of the Property and/or who is in occupation.	Variable
<b>Set Up Fee</b>	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
<b>Telegraphic Transfer Fee</b>	Charged for each transfer of funds.	£40
<b>Retention Administration Fee</b>	Charged whenever a further loan is drawn down out of a Non-Development Tranche.	See Facility Document
<b>Development Administration Fee</b>	Charged whenever a Development Loan is drawn down.	See Facility Document
<b>AVM Fee</b>	Charged if we use an Automated Valuation Model (AVM) to assess the value of the Property prior to or following drawdown of the Loan.	£95
<b>Documentation Check</b>	Charged for completing our checks on new applications to cover the costs of assessing official documents such as Land Registry searches, identity/fraud prevention and legal/compliance checks. This fee is added to your account and payable at redemption.	£175
<b>Part Capital Repayment Fee</b>	Charged to administer any early repayment.	£300
<b>Repayment Administration Fee</b>	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.	£595 per title or part title released
<b>Consent to Further Charge Fee</b>	Charged when we are asked to consent to an additional loan from another lender being secured against the Property. Any such consent will be subject to application and approval.	£150
<b>Consent to Tenancy Fee</b>	Charged each time we provide our consent to the grant of an Assured Shorthold Tenancy of the Property, or any part of it.	£150
<b>Consent to Lease Fee</b>	Charged each time we provide our consent to the grant and/or registration of a non-residential lease of the Property, or any part of it.	£250
<b>Letter of Non-Crystallisation Fee</b>	Charged for issuing a letter of non-crystallisation and/or written confirmation to a bank that they may continue to operate a bank account	£100
<b>Deed of Postponement Fee</b>	Charged if we agree to a request to postpone our charge in favour of another lender.	£250
<b>Deed of Easement</b>	Charge each time we provide our consent to the grant and/or registration of a Deed of Easement in respect of the Property.	£150
<b>Loan Management Time Fee</b>	Charged to deal with every other aspect of the loan not dealt with in a Portfolio Manager Update Fee. 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.	£250 per hour
<b>Portfolio Manager Update Fee</b>	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.	£195
<b>Correspondence Fee</b>	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.	£50

# Tariff of charges

<b>Statement Fee</b>	Charged each time we prepare a statement of account.	£60	
<b>Arrears Management Fee</b>	Charged in any month or part month when an Event of Default occurs or is continuing, whether or not proceedings have been issued or commenced, to cover the administration cost of managing the loan.  The monthly Arrears Management Fee is based upon the balance outstanding from time to time in accordance with the following table:	Variable	
	Balance outstanding		Monthly fee
	£0 — £75,000		£440
	£75,001 — £125,000		£605
	£125,001 — £300,000		£770
	£300,001 — £500,000		£1,045
	£500,001 — £750,000		£1,375
£750,000 and above	£1,650		
<b>Lender's in-House Legal Fees</b>	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.	£250 per hour	
<b>Lenders insurance Fee</b>	If you allow the buildings insurance on the property to lapse, or do not provide us with your renewal document within 14 days of request showing that the property has adequate cover in place (and with our interest noted on the policy), and we have to arrange for an insurance policy on the property.  Any insurance we implement is for our benefit only and will not cover you in the event of any insurance claim.	£195 one off plus £100 per month thereafter where evidence is not provided	
<b>Material Project Divergence Fee</b>	Charged if we serve you with a Material Project Divergence Notice.	15% of the Facility	
<b>Termination Notice Fee</b>	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	
<b>Receiver Appointment Fee</b>	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 but are not limited to the fees of; Surveyors, Valuers, Quantity Surveyors, Sales Agents, Asset Managers, Project Monitoring Surveyors and LPA Receivers.