

We want you to know when you may incur a fee for the administration of the Facility.

These are the most common charges you may have to pay in relation to the administration of your Facility. If you require a service not listed below, there may be a charge payable. You may also be required to pay fees to third parties. We review our fees annually to ensure they reflect changes in our operating costs and business processes. All fees are exclusive of VAT unless otherwise stated.

Fees Payable During the Facility Term

i.	CHAPS Fee (Telegraphic Transfer of Money) on each and every occasion that we transfer monies directly to you, your solicitor or advisors, or solicitors bank account or an over payment made by you in connection with the Facility.	£36
ii.	Insurance Premium	At cost
iii.	Request for a hard copy of the valuation report	£25
iv.	Duplicate Breakdown of Account or Redemption Statements	£35
v.	Request for additional redemption statements and copies of statements	£30
vi.	Approval of Tenancy Fee (excluding legal costs)	£125
vii.	Unpaid Ground Rent and Service Charges (Excluding legal costs)	£125
viii.	Completing Questionnaires or references sent by other lenders granting another mortgage (including 2nd charges or waivers)	£75
ix.	Varying the Facility amount borrowed under the terms and conditions of this Facility Agreement.	£50
x.	Facility Fee	Minimum £995
xi.	Attendance visit by Field Agent.	£99.75 Plus VAT
xii.	Field agent visit with regard to an extension of the maturity date or increased Facility amount.	£145 Plus VAT
xiii.	Annual Insurance Fee Facility < 500K Facility > 500K Commercial properties – fee to be advised on extension	£100 pa £225 pa
xiv.	On each request to drawdown funds	£250
xv.	Fee for each Breach of Facility Agreement	£100
xvi.	Consent to Further Charge Fee	£50

xvii.	Conditional Fee (when applicable)	1% of the Facility Amount
xviii.	Exit Fee (when applicable)	1% of the Facility Amount
xix.	Expiry Fee (when applicable)	2% of the Facility Amount
xx.	Extension Fee (when applicable)	2% of the Facility Amount
xxi.	Partial Release Fee	£100
xxii.	Security Release fee per DS1/DS3	£325 plus VAT (Scotland fees are £275 plus VAT plus a non-vatable £80)
xxiii.	Deed of Release	£250 plus VAT
xxiv.	Letter of Non Crystallisation	£95 plus VAT
xxv.	Solicitors bank fees for Redemption	£42

Default / Arrears and Recovery Charges

Note: If at any time you make a payment over and above your monthly payment, we will use this extra payment to pay any costs, expenses, or fees you may have on your account with us, then to pay any interest arrears and then to reduce the Loan Balance.

The following charges will apply and be debited to your account:

a.	Missed Payment/Returned Cheque/Standing Order Refusal	£100
b.	On each and every occasion of our writing to you in connection with any default and/or arrears of interest, fees or repayment of capital	£100
c.	On each and every occasion of our telephoning/emailing you in connection with any default and/or arrears of interest, fees or repayment of capital	£75
d.	Letters to agents or solicitors acting (if the Facility is in default)	£100
e.	Instruction to our solicitor and/or receiver in connection with the Facility	£275
f.	Instruction of Enquiry agents	£125

g. Instruction to our agents to market a property	£225
h. Failure to either put in place or renew insurance on the property(ies) and our arranging insurance in addition to any premium and/or costs paid by us.	£125
i. Communications and meetings with solicitors, valuers and/or agents following default by the borrower.	At cost
j. Recoveries Portfolio Management Fee	£21 per hour
k. Collections & Recoveries Home Visit Fee	At cost
l. Expired Facility Monthly Fee	£75
m. Monthly Default/Repossession Management Fee	£225