

This document gives an indication of fees that are payable or may become payable by the Borrower to the Lender on application for a Loan and during the lifetime of a Loan.

Most of the fees set out below will only become payable if certain circumstances arise. The fees that are always paid by deduction from a Loan on drawdown are not included here: they will be shown in the Facility Document as Deductions.

Please note that, at the end of each month, a monthly Loan Management and Monitoring Fee will be added to the Loan on which interest is charged (see below).

FEE	WHEN IT APPLIES	CHARGE
AVM Fee	Payable each time (if any) the Lender uses an automated valuation model (AVM) to assess the value of the Property prior to or following drawdown of a Loan	£95
Consent to Lease Fee	Payable each time (if any) the Lender is asked to consent* to the grant or registration of a lease over the whole or any part of the Property for a term which is: (a) more than 7 years; or (b) less than 7 years and not for residential purposes	£250
Consent to Residential Tenancy Fee	Payable each time (if any) the Lender is asked to consent* to the grant of a tenancy over the whole or any part of the Property for a term of less than 7 years for residential purposes	£150
Correspondence Fee	Payable each time (if any) the Lender sends or receives an email or letter (other than a notice to which a Default Notice Fee relates), or makes or receives a phone call, to or from the Borrower or any third party during the lifetime of the Facility Agreement in respect of: • the performance of the Borrower's obligations and/or a Security Party's obligations under the Finance Documents, or • an Event of Default, or • collection of outstanding Lender's Fees or Costs	£50 per email, letter or call
Deed of Easement Fee	Payable each time (if any) the Lender consents* to the grant and/or registration of a deed of easement in respect of the Property	£150 per consent
Deed of Postponement Fee	Payable each time (if any) the Lender executes a deed of postponement or provides a priority capping letter in order to postpone the Lender's Security or part of it to a third-party charge	£250 per deed or letter
Default Notice Fee	Payable each time (if any), following an Event of Default, the Lender serves a notice cancelling the Facility and/or demanding early repayment	£70 per notice
Documentation Check Fee	Payable each time (if any), in the course of the application for the Facility Agreement and/or following receipt of a Utilisation Request, the Lender assesses official documents such as Land Registry title documents and/or carries out identity/fraud prevention and/or other legal compliance checks	£175
Expedition Fee	Payable each time (if any) the Lender agrees* to the drawdown of a Loan on a date requested by the Borrower which is less than 2 clear Business Days after the Lender has received a report and certificate of title or (where acceptable to the Lender) a certificate of title to the Property, unless the need for expedition was caused by unreasonable delay by the Lender's solicitors	£250 if less than 1 clear Business Day; £100 if 1 clear Business Day
File Review Fee	Payable each time (if any), following an Event of Default, the Lender reviews its records relating to the Loan and the Finance Documents with a view to appointing a receiver	£750
Lender Insurance Fee	Payable each time (if any) the Property's buildings insurance lapses or expires and the Borrower does not provide the Lender with proof of re-instatement or renewal of that buildings insurance within 14 days of the Lender's request, showing that the Property is insured in accordance with the Finance Documents. Note: Where the Lender chooses to insure the Property themselves, their insurance is for the Lender's benefit and not for the Borrower's benefit	£195 initial fee plus £100 for every calendar month thereafter until such proof is provided
Letter of Non-Crystallisation Fee	Payable each time (if any) the Lender issues: a. a letter of non-crystallisation; and/or b. written confirmation to a bank that they may continue to operate a bank account	£100 per letter
Loan Administration Time Fee	Payable when time is spent in relation to the Loan by any management personnel of the Lender who are employed or engaged by the Lender, either directly or by secondment, following the Borrower's failure to update the Lender about a project, considering and recording the implications for the Loan and the Finance Documents, including the risk of non-payment. Loan Administration Time Fees are payable in addition to the Monthly Loan Fees	£250 per hour

FEE	WHEN IT APPLIES	CHARGE
Material Project Divergence Fee	Payable each time (if any) when the Lender serves notice requiring rectification of a Material Project Divergence	The amount equal to 1.5% of the Facility

Monthly Loan Fees

The Monthly Loan Fee will be £195 per month or, while an Event of Default has occurred and is continuing, the applicable amount shown in the table below (whether or not the Lender has served any notice on the Borrower cancelling the Facility or demanding early repayment, and whether or not proceedings have been issued or commenced).

Balance of the Loan Outstanding	Circumstances	Calendar Monthly Fee*
Any	no Event of Default continuing	£195
£1 — £75,000	Event of Default continuing	£440
£75,001 — £125,000	Event of Default continuing	£605
£125,001 — £300,000	Event of Default continuing	£770
£300,001 — £500,000	Event of Default continuing	£1,045
£500,001 — £750,000	Event of Default continuing	£1,375
£750,000 and above	Event of Default continuing	£1,650

The Monthly Loan Fee for the calendar month in which the (Initial) Loan is drawn down shall be added to the Loan on the date that Loan is drawn down and all other Monthly Loan Fees shall be added to the Loan at the end of each calendar month for which they are incurred. Interest shall be and payable on all Monthly Loan Fees in accordance with the Terms and Conditions.

Monthly Loan Fees are payable in addition to any Loan Administration Time Fees that may become payable from time to time in relation to the Loan.

FEE	WHEN IT APPLIES	CHARGE
Part Capital Repayment Fee	Payable each time (if any) a partial early repayment is made	£300 per early repayment
Project Variation Fee	Payable each time (if any) an agreement is made with respect to the variation of a project in accordance with the Terms and Conditions	The amount equal to 1.5% of the Facility
Receiver Appointment Fee	Payable each time (if any) the Lender appoints a Receiver or joint Receivers	£2,500 per appointment
Repayment Administration Fee	Payable each time (if any) the Lender releases any title or any part of a title from the Lender's Security upon full or partial repayment of the Loan, including the release of any new title created out of a title previously included in the Lender's Security	£595 multiplied by the number of whole or part titles which are released
Solvency Search Fee	Payable on the first Utilisation Date to cover the Lender's cost of: (a) a bankruptcy search with respect to the Borrower or a Security Party who is an individual; or (b) a CRO Info Full Insolvency Report (or equivalent from another provider) with respect to any Borrower or Security Party which is a corporation	£75
Statement Fee	Payable each time (if any) the Lender provides a statement of account	£60
Subsequent Charge Fee	Payable each time (if any) the Lender is asked to give consent* to the constitution and/or registration of a subsequent charge in favour of a third party over the whole or any part of the Property	£150
Telegraphic Transfer Fee	Payable upon each transfer of funds	£40 per transfer

IMPORTANT

The Tariff of Charges only sets out fees that we charge you. It does not include any fees, costs, charges, expenses, disbursements and VAT that we incur and that you have to pay or refund to us under the Finance Documents.

*Any such agreement or consent of the Lender is subject to the terms of the Finance Documents.