

Effective 1st January 2019

Commercial tariff of charges (commercial property).

Loans secured on commercial property, such as a shop, or on a buy-to-let property, or where your loan is secured on multiples properties.

Service Charges	
Telegraphic Transfer (CHAPS) Charged to your account any time you ask us to send funds to you (or to a third party) electronically via the banking system.	£30
Buildings Insurance Policy Charge We'll arrange contingency cover if you don't provided us with evidence that your property is insured, with our interest noted.	Variable
Buildings Insurance Administration Charge To cover the time spent arranging contingency cover.	£30
Duplicate/Interim Statements When you request an additional copy of an annual statement, or ask us to produce an interim statement for you.	£20
Settlement Request When you ask us to send a settlement statement to anyone other than yourself (e.g. solicitor, another lender).	£30
Approval of Proposed Tenancy/Lease When you ask us to review a request for consent to a lease or tenancy agreement. The charge is for considering your request, regardless of the outcome.	£150 (Residential) £250 (Other)
Deed of Postponement When you ask us to postpone our charge in favour of another lender. The charge is for considering your request, regardless of the outcome.	£100
Unpaid Ground Rent or Service Charges If we have to deal with your Freeholder to pay any arrears of your Ground Rent or Service Charges. We'll add the fee – plus the unpaid ground rent/service charge that we've paid on your behalf – to your account.	£90
Redemption Administration Fee When you repay your loan and we have to deal with closing your account, and (where applicable) removing our charge from your property.	£295
Consent for Another Lender When we're asked to provide consent for another lender to create a subsequent charge behind our own.	£100
Part Sale or Transfer of your Property If you sell or transfer the ownership of part (not all) of your property or land. An additional Deeds Handling Charge may also be applicable.	Variable
Approval of Easement or Rights of Way When you ask us to review and consent to new easements or rights of way. An additional Deeds Handling Charge may also be applicable.	£150
Part Repayment Charge To restructure your account when you make a lump sum payment which reduces the capital balance of your loan.	£100
Mortgage Reference/Questionnaire When we're asked to provide a mortgage reference or questionnaire to another lender. Please note: this fee is usually paid by the lender.	£65
S106 Agreement When we're asked to enter into an agreement between you and the Local Authority Planning department, with a view to you obtaining planning permission for development purposes.	£250
Arrears-related Charges	
Account Management Applied for each month a payment date is missed, or the account remains at least one month in arrears. This charge won't be applied if you maintain a payment arrangement previously agreed with us (and won't be charged if the Monthly Arrears Management charge is made or if the property is in possession or receivership).	£75/month
Monthly Arrears Management Once an account has defaulted (i.e. after two monthly payments are missed), this fee will be applied for each month a payment date is missed or the account remains at least two months in arrears. This charge won't be applied if you maintain a payment arrangement previously agreed with us.	£250/month

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Litigation and Repossession Charges If legal proceedings are started against you to recover the amount of arrears that you owe us, or to repossess your property, we'll apply the relevant charges (as set out below) in addition to the Monthly Arrears Management charge.	
Issue of Possession Proceedings When we have to deal with all aspects of legal proceedings including the preparation and issuing of documents.	£100
Your application to suspend our Legal Action If you apply to suspend our legal action this needs to be considered by us and acted upon as required.	£40
Repossessing your property If we have to repossess your property, we will need to liaise with Managing Agents regarding the eviction and proposed sale strategy.	£300
Possession Asset Management For managing a repossessed property, including liaising with the property management agents (the Monthly Arrears Management charge will cease to apply at this point).	£100/month
Realisation of the sale of a repossessed property Arranging for the sale and disposal of the property. We will appoint a solicitor to act in the sale and an additional charge will be made by the solicitor.	£300
Property Receivership If legal proceedings are started against you to recover the amount of arrears that you owe us, we may take action to appoint receivers to manage the property. If we do, we will apply the relevant charges as set out below.	
Issuing a Demand to advise of the Appointment of a Receiver For preparing and issuing the relevant demand advising of the proposed appointment of a receiver to obtain possession.	£50
Appointing a Receiver to Manage the Account For consideration of the appointment of a suitable agent, liaising with third parties, obtaining validity advice, and enforcement by the receiver.	£500
Receivership Asset Management For liaising with the receiver including dealing with property management and where appropriate collection of rental income. There will be additional charges made by the receiver (the Monthly Arrears Management charge will cease to apply if a receiver is appointed).	£100/month
Other Third Party Charges Other third party charges may be incurred. For example, we may appoint independent firms to carry out arrears, litigation and repossession work on our behalf. Where we do so, you'll be liable to pay their costs (and their agents' costs), and these will be added to your loan account. The charges will vary depending upon the nature of the work they perform. If you'd like additional information on the nature of the work covered by these charges, please contact us.	
Property Visits If you request (or we instruct) one of our Field Collection Agents or Relationship Managers to visit you to gain an understanding of your circumstances and agree a mutually acceptable payment arrangement or solution to your arrears situation, they'll make an additional charge.	
Repossessed Property Other costs incurred in securing, maintaining and insuring the property will be charged to the account. A managing agent will be appointed to market and sell the property, and an additional charge (usually based on a percentage of the sale price) will be applied. We may appoint a solicitor to act during litigation and in the sale of a property we have repossessed, and an additional charge will be made by them for this.	

How is interest charged?

Interest will be charged on unpaid fees and charges at the interest rate applicable to your loan. You can pay the charges that have been applied to your balance at any time, to prevent further interest being charged.

Please note: we reserve the right to vary this Tariff of Charges to reflect changes in the nature or cost of carrying out any work.