

Effective 1st January 2019

# Commercial tariff of charges (residential property).

Homeowner business loans where the sole security is your own home and the loan has been taken for business purposes.

Service Charges	
<b>Telegraphic Transfer (CHAPS)</b> 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
<b>Buildings Insurance Policy Charge</b> We'll arrange contingency cover if you don't provide us with evidence that your property is insured, with our interest noted.	Variable
<b>Duplicate/Interim Statements</b> When you request an additional copy of an annual statement, or ask us to produce an interim statement for you.	£15
<b>Approval of Proposed Tenancy/Lease</b> 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.	£130
<b>Deed of Postponement</b> 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
<b>Unpaid Ground Rent or Service Charges</b> 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.	£50
<b>Redemption Administration Fee</b> When you repay your loan and we have to deal with closing your account, and (where applicable) removing our charge from your property.	£150
<b>Consent for Another Lender</b> When we're asked to provide consent for another lender to create a subsequent charge behind our own.	£80
<b>Part Sale or Transfer of your Property</b> 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.	£110
<b>Approval of Easement or Rights of Way</b> When you ask us to review and consent to new easements or rights of way. An additional Deeds Handling Charge may also be applicable.	£100
<b>Part Repayment Charge</b> To restructure your account when you make a lump sum payment which reduces the capital balance of your loan.	£100
<b>Mortgage Reference/Questionnaire</b> 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
<b>Confirmation of payment history</b> When we're asked to provide details of your payment history to a third party (usually paid by the third party).	£25
<b>Early Repayment Charges</b> Some loans carry an ERC when your loan is paid in full or in part, before the end of its term. All information regarding these charges will be detailed in the loan Terms and Conditions.  <b>Additional charges</b> Where we are instructed by you to conduct additional work that is not detailed on this tariff, you may be charged an administration fee. We'll notify you in advance of any charge that may be incurred. If you'd like additional information on the nature of the work covered by these charges, please contact us.	
Arrears-related Charges	
<b>Account Management</b> 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).	£50/ month
<b>Monthly Arrears Management</b> 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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<p><b>Litigation and Repossession Charges</b> 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 Account Management charge.</p> <p>For properties in Scotland and Northern Ireland, the majority of litigation work is carried out by third party solicitors. The underlying process and costs may differ and these charges are shown separately below where applicable.</p>	
<p><b>Issue of Possession Proceedings</b> When we have to deal with all aspects of legal proceedings including the preparation and issuing of documents.</p>	£100
<p><b>Your application to suspend our Legal Action</b> If you apply to suspend our legal action this needs to be considered by us and acted upon as required.</p>	£40
<p><b>Taking a property into possession</b> If your property is surrendered or repossessed and we sell the property to repay the debt due.</p>	£300
<p><b>Possession Asset Management</b> For managing a repossessed property, including liaising with the property management agents (the Monthly Arrears Management charge will cease to apply at this point).</p>	£100/month
<p><b>Third Party management</b> For corresponding on an ongoing basis with third parties, estate agents etc. in relation to a property in possession following surrender or repossession.</p>	£40/month
<p><b>Property Receivership</b> 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.</p>	
<p><b>Issuing a Demand to advise of the Appointment of a Receiver</b> For preparing and issuing the relevant demand advising of the proposed appointment of a receiver to obtain possession.</p>	£50
<p><b>Appointing a Receiver to Manage the Account</b> For consideration of the appointment of a suitable agent, liaising with third parties, obtaining validity advice, and enforcement by the receiver.</p>	£500
<p><b>Receivership Asset Management</b> 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).</p>	£100/month
<p><b>Other Third Party Charges</b> 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.</p> <p><b>Home Visits</b> If you request (or we instruct) one of our Field Collection Agents 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.</p> <p><b>Repossessed Property</b> Other costs incurred in securing, maintaining and insuring the property will be charged to the account. An independent 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.</p>	

## 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.**