

Tariff of Charges for commercial loans

With effect from 1st September 2016

together.TM

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

Data Subject Access Request

When you ask us to provide you with a copy of the personal information we hold about you.

£10

Buildings insurance charge

If you have not yet provided us with evidence that your property is adequately insured, we will have to arrange contingency cover.

- Insurance Charge:

Variable

Duplicate/Interim Statements

When you require an additional copy of an annual statement or require an interim statement to be produced for you.

£15

Approval of proposed tenancy / lease

When we are asked to review a letting questionnaire.

£130

Deed of Postponement

When you ask us to postpone our charge in favour of another lender.

£100

Unpaid Ground Rent / Service Charge

If we have to deal with your Freeholder to pay any arrears of your Ground Rent or Service Charges. **We will add the fee plus the unpaid ground rent/service charge that we have paid on your behalf to your account.**

£50

Repayment administration fee

When your loan is repaid and we have to deal with closing your account and where applicable, removing (discharging) our charge from your property.

£150

Part sale of your property

If you sell or transfer the ownership of part (not all) of your property or land.

£110

Transfer of Equity

When we are asked to transfer the ownership of your property into a different name.

£160

Consent for another lender

When we are asked to provide consent for another lender to create a subsequent charge behind our own.

£80

Approval of easements/ rights of way

When you ask us to consider and review easements / rights of way (an additional deeds handling charge may be applicable).

£100

Part repayment

When you make a lump sum payment which reduces the capital balance of your loan to restructure your account.

£100

Mortgage Reference/Questionnaire

When we are asked to provide a mortgage reference / questionnaire to another lender (usually paid by the lender).

£65

Confirmation of Payment History

When we are asked to provide details of your payment history to a third party (usually paid by the lender).

£25

Early repayment charge (ERC)

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.

Additional Charges

Where we are instructed by you to conduct additional work that is not detailed on this tariff, you may be charged an administration fee. You will be notified in advance of any charge that may be incurred. If you would like additional information on the nature of the work covered by these charges please contact us.

Arrears Related Charges

Account Management

£50 per month

If your account is in arrears this charge will be applied for each month a payment date is missed or the account remains in arrears equal to or greater than one monthly instalment. **This charge will not be applied if a payment arrangement is in place prior to the payment being missed and this arrangement is maintained. This charge will also cease to be applied upon repossession.**

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 will apply the relevant charges as set out below, in addition to the monthly Account Management charge.

For properties in Scotland and Northern Ireland, the majority of the 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.

Issue of Possession Proceedings

£100

When we have to deal with all aspects of legal proceedings including the preparation and issuing of documents.

Your application to suspend our legal action

£40

If you apply to suspend our legal action this needs to be considered by us and acted upon as required.

Taking a Property into Possession

£300

If your property is surrendered or repossessed and we sell the property to repay the debt due.

Asset Management

£100 per month

For managing a property in possession following surrender or repossession (the monthly Account Management charge will cease to apply at this point).

Third Party Management

£40 per month

For corresponding on an ongoing basis with third parties, Estate Agents etc. in relation to a property in possession following surrender or repossession.

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 on your behalf. If we do, we will apply the relevant charges as set out below.

Issuing a Demand to advise of the appointment of a Receiver

£50

Preparing and issuing the relevant demand advising of the proposed appointment of a receiver to obtain possession.

Appointment of a Receiver to Manage the Account

£500

Consideration of the appointment of a suitable agent, liaising with third parties, obtaining validity advice and enforcement by the receiver.

Receivership Asset Management

£100 per month

Liaising with the receiver including dealing with the property management and where appropriate collection of rental income. There will be additional charges made by the receiver (the Account Management charge will cease if a receiver is appointed).

Other Third Party Charges

We may appoint independent firms to carry out arrears, litigation and repossession work on our behalf. Where we do so you will be liable to pay their costs and their agents costs and these will be added to your loan account. The costs of the fees charged will vary depending upon the nature of the work they perform. If you would like additional information on the nature of the work covered by these charges please contact us.

Home visits

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, an additional charge will be made by them for this.

Repossession property

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 an independent 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 make a payment towards unpaid fees and charges at any time.

We may vary our Tariff of Charges to reflect changes in the nature or cost of carrying out the work.