

TARIFF OF CHARGES

We may vary the fees and charges below in the event that our cost of providing these services change. We will give you prior notice before any change takes effect. All fees are non-refundable. When we incur any of the fees and charges set out below such amounts will be added to the Balance Outstanding under your loan. Interest will be charged on these amounts at the interest rate applying at that time and continuing until the amounts have been repaid.

| Fee Structure Table | |
|--|------|
| Item Description | Fee |
| Chaps Fee Charged for electronically transferring the mortgage funds to you or your solicitor. | £35 |
| Data Request | £0 |
| Building Insurance | £0 |
| Expiry/Renewal of Buildings Insurance | £0 |
| Duplicate or Interim Statement (Per Statement) | £45 |
| Approval of Tenancy Agreement | £0 |
| Unpaid Ground Rent or Service Charge | £75 |
| Repayment Administration Fee (Per Property being discharged) | £495 |
| Deeds Handling | £0 |
| Part Sale / Transfer of Security (Per part sale/transfer) | £950 |
| Consent to Another Lender (Per Consent granted) | £250 |
| Approval of Easement | £250 |
| Part Repayment (Per part-payment) | £950 |
| Instructing Solicitors | £0 |
| Mortgage Reference or Questionnaire | £0 |
| Confirmation of Payment History | £50 |
| Redemption Statement request - 7 days' notice (first 2 no charge) | £45 |
| Redemption Statement request 48 - hour notice | £75 |
| Redemption Statement request 24 - hour notice | £95 |
| Redemption Statement request - same day notice | £125 |
| Unpaid/Declined/Dishonoured Direct Debit or Cheque | £55 |

Fee Structure Table – In Event of default

| Item Description | Fee |
|--|--------|
| Letters and Calls to Customers (Per letter or call) | £45 |
| Letter and Calls to Third Parties (Per letter or call) | £45 |
| Instruction of Collection Agents | £100 |
| Issue of Default Notice | £500 |
| Issue of Possession Proceedings | £250 |
| Court Preparation Fee (Per hearing) | £195 |
| Court Hearing Fee (Per hearing) | £250 |
| Issuing a Warrant for Possession | £175 |
| Borrowers Application to Suspend our Legal Action | £155 |
| Repossession of Property (Per property) | £950 |
| Administration of an Account in Possession (Per month) | £250 |
| Realisation of the Sale of a Repossessed Property | £450 |
| Issuing a Demand to Appoint a Receiver | £750 |
| Appointing a Receiver to Manage the Account | £2,500 |
| Director's Time (where applicable) per hour | £250 |
| Monthly Arrears Management Fee | £400 |

Fee Structure Table – Additional requests

| Item Description | Fee |
|--|--------------------------|
| Further Drawdown Request (Per drawdown) | |
| Admin fee deducted on drawdown of funds | £395 |
| Extension fee 5% of the loan Facility | 5% |
| Redemption admin fee | £495 |
| Return of monies following redemption due to non-cancellation of standing order (this is deducted from overpayments received) | £45 |
| Consenting to change of use When you request prior consent from us to a change of use to all or part of the Property | £250 |
| When you did not seek prior consent to a change of use to all or part of the Property and we provide retrospective consent. | £1000 |
| Loan Reference When we are asked to provide information on the status and conduct of your account. | £95 |
| Add or remove a Party If we are asked to consider an application to change the customers on the account. (You will also incur solicitor's fees). | £495 |
| Post Lend Visits If a representative of Simple Bridging UK meets with you or arranges a visit to the security property post completion. This fee is also applicable if you fail to attend the meeting | £495 |
| Lenders Insurance If you allow the buildings insurance on the property to lapse, or do not provide us with up to date details within 14 days of request showing that the Property has adequate cover in place (and with our interest noted on the policy), we will arrange for an insurance policy on the property | £195 One Off OR £100 PCM |