

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.

Standard charges

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	TBC
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

Charges in the event of default

Item description	Fee
Letters and calls to customers (per letter or call)	£45
Letters 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
Borrower's 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

Additional requests

Item description	Fee
Further drawdown request (per drawdown) Admin fee deducted on drawdown of funds	£495
Extension fee - 4% of the loan facility	4%
Redemption admin fee	£495
Return of monies following redemption due to non-cancellation of standing order (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.	£1,000
Loan reference - when we are asked to provide information on the status and conduct of your account.	£45
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 also applies if you fail to attend the meeting.	£495
Lender's 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 an insurance policy on the property.	£195 one-off or £100 PCM