



TARIFF OF CHARGES

PLEASE NOTE

Unless stated in our Tariff of Charges below, all charges will be added to your loan account and bear interest if not paid back immediately. All fees can be paid immediately by contacting us in which case no additional interest charge will be incurred.

CHARGES PAYABLE BEFORE DRAW DOWN OF THE INITIAL LOAN

Charge	Purpose	Cost
Valuation Fee	The lenders fee for the valuation report. This is used to determine how much Fairbridge Capital are able to lend. Payment will usually be made directly to the appointed surveyor or panel management company.	Valuation based on 3rd party cost.
Legal Fee	Fairbridge capital will appoint a solicitor to act on our behalf for the purpose of the loan transaction. These fees will be in addition to those due to your respective acting solicitor.	Variable based on 3rd party cost.
Valuation Extension Admin Fee	This is the charge for dealing with the administration process of extending the valuation .	£250

CHARGES PAYABLE ON INITIAL DRAW DOWN OF THE LOAN

Charge	Purpose	Cost
Arrangement Fee	Charge for arranging your loan and will be deducted from the gross advance on completion. This charge may be shared with an intermediary/broker who has introduced the transaction to Fairbridge Capital.	Valuation based on 3rd party cost.
Set-up Fee	This is the charge to arrange your loan, plus £350 for any additional security property.	£1,350
Fund Transfer Fee	Charge for transferring the funds from Fairbridge Capital's solicitor upon completion.	£40

CHARGES PAYABLE AT THE END OF YOUR LOAN TERM

Charge	Purpose	Cost
Early Repayment Fee	Fairbridge capital's minimum loan term is 3 months. Should the loan be repaid before this period has lapsed, an early repayment charge will be payable.	Valuation based on the redemption date.
Part Capital Repayment fee	This is the charge for any capital repayment made.	£250
Security Release Fee	This is the charge for dealing with the administration process of redeeming your loan, including dealing with enquiries and releasing the charge/s over the borrowers security.	£500
Statement Fee	Charged if we are asked to prepare a statement of account. This includes enquires from other lenders.	£100
Legal Fees	To cover the cost of Fairbridge Capitals solicitor acting on the redemption of your loan.	Variable based on 3rd party cost.
Exit Fee	Exit fees will be determined on a case by case basis. Where exit fees are applicable, the percentage will be clearly stated in your offer letter.	As per agreement in principle.

CHARGES PAYABLE SHOULD YOU BE UNABLE TO REPAY YOUR LOAN

Charge	Purpose	Cost
Property Check	If the loan has been defaulted, Fairbridge Capital will instruct a 3rd party agent to visit the security in order to determine its condition and occupancy status.	Valuation based on the 3rd party cost.
Possession Fee	The fee that covers Fairbridge Capitals costs for taking a property into possession.	Variable
Solicitors charge for acting in repossession or receivership fee	Charge for legal fees for possession and the subsequent sale of the security.	Valuation based on the 3rd party cost.
LPA Receiver Charges	Charges for appointing the LPA receiver and any subsequent costs incurred in the receiver acting on behalf of Fairbridge Capital in the management and sale of the security.	Valuation based on the 3rd party cost.
Missed Payment Fee	Payable when the monthly payment is not received.	£25
Monthly Arrears Fee	This is charged on a monthly basis if your account falls into arrears.	£50
Monthly Default Management Fee	This is charged on a monthly basis if your account falls into default.	£495
Receiver Appointment Fee	The fee charged for our work in connection with the intended or actual appointment of a receiver(s).	£100

CHARGES THAT MAY BE PAYABLE BEYOND THE STANDARD TERMS OF AGREEMENT

Charge	Purpose	Cost
Change of Term Fee	Charge for extending or reducing the term of your loan.	£150
Extension Fee	Charge for the extension of the loan term. Loan extension will require additional underwriting and legal fees.	2% of the loan balance.
Consent to further charge fee	This is charged each time when we are asked to consent to an additional loan from another lender being secured against the primary security property.	£100
Consent to Tenancy Fee	This is charged each time we provide our consent to the grant of an Assured Shorthold Tenancy of the Primary or Supplemental Property, or any part of it.	£100
Consent to Lease Fee	This is charged each time we provide our consent to the grant and/or registration of a non-residential lease of the Primary or Supplemental Property, or any part of it.	£100
Letter of Non-Crystallisation Fee	Charged for issuing a letter of non-crystallisation and/or written confirmation to a bank that they may continue to operate a bank account.	£100
Correspondence Fee	Charged for each email, phone call or letter sent to or received from you or any third party during the term of the loan relating to the performance of your obligations under the terms of the loan agreement or in respect of an event of default or the collection of outstanding fees or costs. This fee is not charged if an Arrears Management Fee is being charged in the month when the communication occurs.	£45

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