

# Property Development

## Tariff of Charges

Aldermore want you to be aware of the circumstances where you may incur a fee or charge during the life of your loan facility. This Tariff details the current fees and charges, which include VAT where applicable. Please note that if fees or charges are added to your loan facility, they will incur interest from the day that your fee is applied to your account. Please check all the fees for your loan within your facility letter. Key fees have been detailed below:

Name of charge	What this charge is for	How much is the charge?
<b>Funds transfer fee</b>	Electronically transferring any funds to you or your solicitor.	£30
<b>Commitment fee</b>	Payable upon acceptance of the facility letter and refunded upon legal completion, less any initial Quantity Surveyor report fee (detailed in your facility letter) incurred.	As detailed in your facility letter.
<b>Legal fee</b>	You will always instruct a solicitor to act on your behalf in connection with your transaction. You will always be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs are charged by the solicitor directly to you.	These fees/costs are charged by the solicitor, directly to you.
<b>Arrangement fee</b>	This is added to the loan facility upon legal completion of your loan and is calculated as a % of the total loan facility.	As detailed in your facility letter.
<b>Exit fee</b>	As detailed in your facility letter.	
<b>Legal/Valuation change charges (see note below):</b>		
<b>Change of parties administration fee</b>	Together with any additional costs levied by solicitors and valuers acting on behalf of Aldermore.	£140
<b>Consent to lease or tenancy fee</b>	Together with any additional costs levied by solicitors and valuers acting on behalf of Aldermore.	£150
<b>Postponement of charge fee</b>	Where additional borrowing is applied for and an existing charge (or in Scotland standard security) registered against your property requires postponement.	£60
<b>Rights of way/Easement/s 106 agreement etc. consent fee</b>	Together with any additional costs levied by solicitors and valuers acting on behalf of Aldermore.	£125
<b>Charges if you ask us for further services/documentation throughout the term of your loan:</b>		
<b>Giving you a reference</b>	Charged if another lender asks us for a mortgage reference, such as how you have managed your mortgage account with us. We will only supply this if you have given us your permission.	£60
<b>Second mortgage consent fee</b>	To cover the cost of providing consent to another lender's charge or standard security.	£60
<b>Request for legal documentation fee</b>	Any original documents relating to your loan facility, e.g. collateral warranties or charges, that you ask for.	£40
<b>Variation of facility fee</b>	Any variation to your loan facility <b>except</b> for loan term extensions or additional funds.	£250

**Notes:** If you request one of the legal/valuer changes listed in this section following legal completion of your loan, please note that the Bank will need to instruct its own legal advisors (and/or valuers) to act on its behalf and you will be liable for the costs of these fees and disbursements. Please also note that this list is not exhaustive and you will be liable for the cost of fees and disbursements for any circumstances where Aldermore requires the involvement of its legal/valuer advisors.

If an event of default occurs under the terms of your loan facility, Aldermore is at liberty to charge a default rate of interest which is the higher of (a) total of (i) 7.5% plus (ii) 3 month LIBOR calculated under the Mortgage Terms & Conditions or (b) 15%.

This is the current Tariff of Charges for Property Development Finance and is valid from 24 September 2018.

# Aldermore

**SUBJECT TO STATUS. SECURITY MAY BE REQUIRED. ANY PROPERTY OR ASSET USED AS SECURITY MAY BE AT RISK IF YOU DO NOT REPAY ANY DEBT SECURED ON IT.**

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