Allica Bank

Tariff of Commercial Mortgage Fees

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Fees related to your mortgage application

Fees before we transfer your mortgage funds

Name of Fee	What this fee is for	How much is the fee?
Arrangement Fee	This is the fee Allica ('we', or 'the Bank') will charge for arranging the mortgage.	1.5% of the loan amount
Commitment Fee	This forms part of the Arrangement Fee and is not an additional fee. This is payable on acceptance of a formal Offer Letter and is non-refundable.	0.25% of the loan amount
Valuation Fee	The lender's valuation report is used to calculate how much we will lend to you. This is separate from any valuation or survey you might want to commission yourself. The cost of standard valuations (up to £1m), is based on a tiered price structure. Please refer to the valuation fee tariff (see Appendix) for details of the fees (the fees quoted are to be used as a guide, the actual fee may differ and will be confirmed upon application).	Standard valuations up to £1m –see valuation fee tariff in Appendix Non-standard (i.e. multi-unit property, trading businesses), and £1m+ valuations - these can vary - quotes will be sought
Re-inspection and Re-valuation fees	These may be required if your mortgage is released in stages, or if a re-valuation is required following advice from a solicitor/valuer.	Varies – quotes will be sought
Legal Fees (Separate Legal Representation)	These are the fees we incur. The Bank will instruct its solicitors to act on its behalf on all transactions and you will be responsible for these fees. In addition to the Separate Legal Representation Fee, you will need to instruct and pay for a solicitor to act on your behalf. Please refer to our Legal fee tariff in the Appendix for details of these.	See Legal fee tariff in Appendix

Fees after you draw down your mortgage

Name of Charge	What this fee is for	How much is the fee?
Further Advance Fee	Payable if we have agreed to lend additional funds to you.	1.5% of the additional amount lent (minimum fee £300)
Early Repayment Charge (ERC)	You may be charged this if you repay your mortgage in full before the mortgage term ends. The amount charged will depend on the mortgage product you have with us.	Please refer to your Offer Letter
Consent to Let Fee	If you want to let a property that is currently occupied by yourself, the Bank must give its consent to this. The lease(s) will be checked by our solicitors and a fee will be payable for this (see Investment Lease Report Fee details below).	£100
Changes to Mortgage Terms, Type and Rate Fee	Payable if you approach us to change your mortgage terms (for example, if we agree to a request from you to switch to interest only from capital & interest repayment).	0.1% of the outstanding loan amount, minimum £100
Add/Remove Mortgage Parties	If you add or remove parties to the mortgage a fee will be charged for this.	Varies – fees will be advised on a case by case basis

Fees for other services and events

Name of Fee	What this fee is for	How much is the fee?
Letter of Non-Crystallisation fee	If you provide Allica with a Debenture, or a Legal Charge, that contains a Floating Charge we may be contacted by another lender to confirm we have taken no steps to crystallise the floating charge and know of no event which would have caused the crystallisation of the floating charge. A fee will be charged for providing a letter of non-crystallisation, with your permission, to another lender.	£150 + VAT

Name of Fee	What this fee is for	How much is the fee?
Returned/Unpaid Direct Debit	Payable when your nominated bank rejects a Direct Debit collection.	£10
Event of Default Fees	Fees may be payable if an event of default occurs on a loan.	Varies – fees will be advised as applicable
Additional Legal Services required during the life of the loan	The Bank will instruct its solicitors to act on its behalf in all legal matters and you will be responsible for these fees.	Varies – quotes will be sought in all cases except for those services detailed in this tariff
Investment Lease Report Fee	The cost to the Bank charged by its solicitors to examine and report on a commercial/occupational lease. You will be responsible for this fee.	£250 + VAT
Deed of Priority Fee	Charged where the Bank is asked to enter into a deed with another lender in respect of the ranking of our security.	£650 + VAT
Redemption Fee	Charged when you repay your loan in full, this covers the cost of closing the account, arranging for the release of the property from our charge and releasing the property deeds to you.	£350 + VAT
Unpaid Ground Rent/Service Fee	Charged if you fail to pay ground rent charges or service maintenance charges on the properties that are security for the loan.	£50

Appendix

Standard Valuation Fee Scale

Property Value	Fee (including VAT)
Up to £200,000	£875
£200,001 to £250,000	£925
£250,001 to £300,000	£975
£300,001 to £350,000	£1,075
£350,001 to £400,000	£1,125
£400,001 to £500,000	£1,225
£500,001 to £600,000	£1,350
£600,001 to £700,000	£1,475
£700,001 to £800,000	£1,600
£800,001 to £900,000	£1,750
£900,001 to £1,000,000	£1,875
£1,000,001 +	Individual quote will be provided

Legal Fee Scale

Loan Size	Fee (excluding VAT and disbursements)
to £100,000	£850
£100,001 - £250,000	£900
£250,001 - £300,000	£1,000
£300,001 - £500,000	£1,100
£500,001 - £600,000	£1,200
£600,001 - £700,000	£1,300
£700,001 - £750,000	£1,400
£750,001 - £1,000,000	£1,600
£1,000,001 - £1,250,000	£1,800
£1,250,001 - £1,500,000	£2,000
£1,500,001 - £1,750,000	£2,200
£1,750,001 - £2,000,000	£2,400

Supplementary Legal Fees

Description	Fee (exc VAT)
Additional titles	50% of base fee
Leasehold title supplement	£200
Multiple properties on one mortgage offer	50% of base fee
Investment lease report	£250
First registration (unregistered land)	£250