Allica Bank

02 May 2025

Tariffs and fees

Charges before we transfer your mortgage funds

Charge	What is the charge for	Cost
Arrangement fee	This is the fee Allica ('we',or' the bank') will charge for arranging the mortgage.	2% fee for investment 1.5% fee for owner-occupied
Commitment fee	This is pay able prior to the valuation being scheduled, and will be refunded at drawdown of the facility.	£500
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. Your acting solicitor firm will need two or more partners/ directors (if Ltd company) or members (if LLP). Please refer to our legal fee tariff in the appendix for details of these.	See legal fee tariff in appendix

Charges after you draw down your mortgage

Charge	What is the charge for	Cost
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 and interest repayment).	Varies – fees will be advised on a case-by-case basis
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

Charges for other services and events

Charge	What is the charge for	Cost
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 (exc VAT)
Returned/unpaid Direct Debit	Payable when your nominated bank rejects a Direct Debit collection.	£10 (exc VAT)
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.	£350 (exc 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 (exc 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 (exc 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 (exc VAT)

Appendix

Standard valuation fee scale:

Commercial properties, semi-commercial, large HMO’s and MUFB’s

Property value	Estimated fee (excluding VAT)
Up to £300,000	£845
Up to £400,000	£945
Up to £500,000	£1,045
Up to £600,000	£1,145
Up to £700,000	£1,245
Up to £800,000	£1,345
Up to £900,000	£1,445
Up to £1,000,000	£1,545
£1,000,000+	Quote on request

Residential properties

Loan amount scale	Estimated fee (excluding VAT)
Up to £300,000	£345
Up to £400,000	£395
Up to £500,000	£445
Up to £600,000	£545
Up to £700,000	£595
Up to £800,000	£645
Up to £900,000	£695
Up to £1,000,000	£795
Up to £1,200,000	£975
Up to £1,400,000	£1,095
Up to £1,600,000	£1,245
Up to £1,800,000	£1,375
Up to £2,000,000	£1,495
£2,000,000 +	Quote on request

Small HMO's

Loan amount scale	Estimated fee (excluding VAT)
Up to £300,000	£545
Up to £400,000	£595
Up to £500,000	£645
Up to £600,000	£745
Up to £700,000	£795
Up to £800,000	£845
Up to £900,000	£895
Up to £1,000,000	£995
£1,000,000+	Quote on request

- The above fees are estimates and are intended to provide guidance only.
- Valuation fees will vary depending on the number of units, type of valuation required, value of property, and location.
- Valuation fee quotes will be provided by our valuation panel manager with, or shortly after, the issuance of an Offer Letter.

Legal fee scale:

Commercial, owner-occupied, semi-commercial and investment

Loan amount scale	Estimated fee (excluding VAT)
£150,000 - £300,000	£1200
£300,001 - £500,000	£1,400
£500,001 - £750,000	£1,600
£750,001 - £1,000,000	£1,900
£1,000,001 - £1,500,000	£2,200
£1,500,001+	Quote on request
Healthcare	Quote on request

Specialist buy-to-let

Loan amount scale	Estimated fee (excluding VAT)
£250,000 - £1,000,000	£1,000
£1,000,001 - £1,500,000	£1,100
£1,500,001+	Quote on request

The fees quoted above are an estimate based on:

- Security comprises one property/title
- Occupational leases are on commercially acceptable terms, fully granted ASTs, and no superior landlord consent needs to be obtained
- For a purchase: the transaction comprises an arm's length purchase at full market value with the consideration being paid in cash upon completion
- The planning status of the property is readily apparent with no outstanding elements and no development is ongoing or intended, and is not a new build/has not been subject to substantial works within the last five years
- Title being not unduly complex

Additional property/title costs

Property/title value	Fee (excluding tax)
Up to £1,000,000	£600
£1,000,000+	£900

Commercial title indemnity transactions:

Applicable to all refinance transactions of any size and any LTV. Applicable to all purchase transactions up to £1.5m at 60% LTV and below.

The following restrictions apply:

- Healthcare transactions excluded
- Refinance of bridging debt is subject to 60% LTV and below cap
- New build properties will still have due diligence on planning/regs
- Occupational leases and assured short hold tenancies (ASTs) will be reviewed
- Borrower’s acting solicitor firm will need two or more partners/ directors (if Ltd company) or members (if LLP)

Residential title indemnity transactions:

Applicable to all purchase and refinance transactions of any size and any LTV.

- New build properties will still have due diligence on planning/regs
- Assured short hold tenancies (ASTs) will be reviewed
- Borrower’s acting solicitor firm will need two or more partners/ directors (if Ltd company) or members (if LLP)

Title indemnity insurance transaction costs

Item	Cost
Full title indemnity £150,000-£3,000,000	0.1% of loan fee (plus 12% IPT*, min £300 fee)
Full title indemnity £3,000,001-£5,000,000	0.09% of loan fee (plus 12% IPT*)
Full title indemnity £5m +	Please enquire following application approval
Legal fees	£150 reduction on quoted commercial legal base fees

*Insurance premium tax:
If you believe title indemnity isn’t appropriate for your transaction, please raise this at legal stage with our appointed solicitor.

Supplementary legal fees

Description	Fee (excluding tax)
Leasehold title supplement	£200
Debenture	£150
Personal/corporate guarantee	£150
Investment lease report	£250
First registration (unregistered land)	£250
Deed of gift	£150
Deed of subordination	£150
Search indemnity policy (subject to approval)	Varies - premium will be advised

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