TARIFF OF CHARGES FOR COMMERCIAL LOANS

0161 333 1981 newbusiness@charlesstreetfinance.com

CHARLES STREET FINANCE
EST.1983

SERVICE CHARGES

Telegraphic Transfer (CHAPS) Charged to your account any time you ask us to send funds to you, or to a third party, electronically via the banking system.	**£30**
Buildings Insurance Policy Charge If you have not provided us with evidence that your property is insured with our interest noted, we will have to arrange contingency cover.	**Dependant onloan value**
Approval of proposed tenancy/lease When we are asked to review a request for consent to a lease or tenancy agreement	**Residential Property £150 Commercial/ Other £250**
Part sale or transfer of your property If you sell or transfer the ownership of part (not all) of your property or land (an additional deeds handling charge may be applicable).	**Variable charge based on number of properties**
Approval of easement or right of way When you ask us to review and consent to new easements or rights of way (an additional deeds handling charge may be applicable).	**£250**
Consent for another lender When we are asked to provide consent for another lender to create a subsequent charge behind our own.	**From £100**
Deed of Postponement If we agree to a request to postpone our charge in favour of another lender and enter into a deed of postponement	**£250**
Deed of Priority If we agree to a request to prioritise a charge in favour of another lender and enter into a deed or priority	**£250**
Letter of non-crystallisation When we are asked to provide a letter of non-crystallisation to another lender.	**£25**
S106 Agreement When we are asked to enter into an agreement between the borrower and the Local Authority Planning Department with a view to the borrower obtaining planning permission for development purposes.	**From £350**
Part Repayment When you make a lump sum payment which reduces the capital balance of your loan to restructure your account.	**£30**
Unpaid Ground Rent or Service Charges If we have to deal with your Freeholder to pay any arrears of your Ground Rent or Service Charge. We will add the fee plus the unpaid ground rent/service charge that we have paid on your behalf to your account.	**£90**
Repayment Administration When you repay your loan and we have to deal with closing your account and where applicable, removing (discharging) our charge from your property.	**£295**
Ad-Hoc Documentation If we have to review any other document which is not specifically covered within the Tariff. Such charges will be discussed between customer and Relationship Manager.	**From £100**
Deed of Substituted Security When our charge has to be moved from one title to a newly created or varied title. Also includes multiple sub requests, such as lease extensions, merging of freehold and leasehold titles.	**£250**
Transfer of Equity If we need to either add or remove a party to/from the title to the security.	**£250**

ARREARS RELATED CHARGES

Account Management If your account is in arrears this charge will be applied for each month a payment date is missed or the account remains at least one month in arrears. This charge will not be applied if you maintain a payment arrangement previously agreed with us (and will not be charged if the Monthly Arrears Management charge is made or if the property is in possession or receivership).	**£100 per month**
Monthly Arrears Management Once an account has defaulted after two monthly payments are missed, this fee will be applied for each month a payment date is missed or the account remains at least two months in arrears. This charge will not be applied if you maintain a payment arrangement previously agreed with us.	**£190 per month**
End of Term Management This fee will be applied each month after the term of the account has expired.	**£120 per month**
Management of administrators/liquidators This fee will be applied each month when we have to liaise with and manage appointed administrators/ liquidators.	**£150 per month**

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ASSET RELATED CHARGE

Property Visits If you request (or we instruct) a security or site visit subject to a development to gain an understanding of the circumstances, or discuss an issue or potential concern, an additional charge will be made for this.	**Variable Charge**
Asset Management If we need to spend additional time assessing or managing the security and or site, due to potential concerns, an additional charge will be made for this.	**Variable Charge**

LITIGATION AND REPOSSESSION

If legal proceedings are started against you to recover the amount of arrears that owe us or to repossess your property, we will apply the relevant charges as set out below in addition to the Monthly Arrears Management charge.

Issue of Possession Proceedings When we have to deal with all aspects of legal proceedings including the preparation and issuing of documents.	**£75**
Your application to Suspend our Legal Action If you apply to suspend our legal action this needs to be considered by us and acted upon as required.	**£25**
Possession Asset Management For managing a repossessed property, including liaising with the property management agents (the Monthly Arrears Management charge will cease to apply at this point)	**£155 per month**

PROPERTY RECEIVERSHIP

If legal proceedings are started against you to recover the amount of arrears you owe us, we may take action to appoint receivers to manage the property. If we do, we will apply the relevant charges as set out below.

Issuing a Demand to advise of the Appointment of a Receiver Preparing and issuing the relevant demand advising of the proposed appointment of a receiver to obtain possession.	**£40**
Appointing a Receiver to Manage the Account Consideration of the appointment of a suitable agent, liaising with third parties, obtaining validity advice and enforcement by the receiver.	**Variable charge based on circumstances**
Receivership Asset Management Liaising with the receiver including dealing with property management and where appropriate collections of rental income. There will be additional charges made by the receiver (the Monthly Arrears Management charge will cease to apply if a receiver is appointed.	**£145 per month**

OTHER THIRD PARTY CHARGES

Other third party charges may be incurred. For example, we may appoint independent firms to carry out arrears, litigation and repossession work on our behalf. Where we do so you will be liable to pay their costs and their agents costs and these will be added to your loan account. The charges will vary depending upon the nature of the work they perform. If you would like additional information on the nature of the work covered by these charges please contact us.

Repossessed Property Other costs incurred in securing, maintaining and insuring the property will be charged to the account. A managing agent will be appointed to market and sell the property and an additional charge usually based on a percentage of the sale price will be applied. We may appoint a solicitor to act during litigation and in the sale of a property we have repossessed and an additional charge will be made by them for this.	
How is interest charged? Interest will be charged on unpaid fees and charges at the interest rate applicable to your loan. You can pay the charges that have been applied to your balance at any time, to prevent interest being charged.	

We may vary our Tariff of Charges to reflect changes in the nature or cost of carrying out the work.