

Tariff of Fees & Charges

We want you to be fully aware of the charges which may or will apply to you.

- This Tariff applies from 18 October 2022
- We will give you a copy of our current Tariff at any time upon request
- Prices are inclusive of applicable VAT at the prevailing rate unless otherwise indicated (where shown)
- These fees & charges maybe subject to change. We will endeavour to advise you of any changes as soon as is practicable. You can also find our Tariff of Fees & Charges on our website: www.castletrust.co.uk

LENDING FEES:

Fee	Amount	Description of Fee	Payable
Arrangement fee	As per Loan Agreement	This fee covers the cost of the distribution and marketing of the product	<ul style="list-style-type: none"> • A £100 upfront portion or a non-refundable Booking fee is payable after we issue the Loan Illustration. • The fee applicable to your product is displayed on the Loan Illustration Document (LID) which has been issued, or the Loan Agreement. • The balance of the Arrangement Fee (less the £100 or Booking Fee) will be deducted from the loan amount at completion.
Valuation fee at origination, reinspection fees	£Variable – quote available to Broker via VAS portal	This fee covers the cost of carrying out a valuation on the property (payable per property)	Payable after we issue the Loan Illustration via the VAS portal by your Broker.
Telegraphic transfer fee	£35	This fee covers the cost of the release of funds to your solicitor	Deducted from your Loan amount on completion
Title Insurance fee	£84.00 when loan value is up to £150,000 £106.40 when loan value is £150,001 to £250,000 £128.80 when loan value is £250,001 to £500,000 £280.00 when loan value is £500,001 to £750,000 £448.00 when loan value is £750,001 to £1m	This covers the cost of providing insurance on a single property covering title issues and any issues arising from the absence of searches. Please note there is a further charge of £32.48 for each additional property in the transaction	<ul style="list-style-type: none"> • Deducted from your Loan amount on completion • This fee is inclusive of Insurance Premium Tax (IPT). It is charged at the prevailing rate which is currently 12% but can change at any time

Castle Trust PO Box 6966 Basingstoke RG24 4XF Tel: 0345 241 3079 www.castletrust.co.uk

Castle Trust is the trading name of Castle Trust Capital plc (Company no. 07454474). Castle Trust Capital plc is registered in England and Wales. Registered office: 10 Norwich Street, London EC4A 1BD. Castle Trust Capital plc is authorised and regulated by the Financial Conduct Authority.

**You will incur the same call costs as if you were calling an 01 or 02 landline, which are often included in your monthly allowance. Your calls may be recorded or monitored for training purposes.*

	£672.00 when loan amount is £1m to £2m		
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IMMEDIATE REPAYMENT EVENT (IRE) AND DEFAULT FEES:

Fee	Amount	Description of Fee	Payable
Immediate Repayment Event Administration fee	£35 per calendar month	This fee covers the operational expenses of monitoring the account and issuing the relevant paperwork	Added to the Total Loan Amount
Unpaid direct debit fee	£20 per unpaid item	For Serviced and Variable Rate products only: This fee covers the cost of your direct debit being returned unpaid and our operation expenses of managing the missed payment	Added to the Total Loan Amount
Post Immediate Repayment Event - mandatory valuation fee (See valuation fee scale in Appendix 1)	£Variable	This fee covers the cost of the valuation which is instructed by Castle Trust Bank upon an Immediate Repayment Event	Payable on instruction of the valuation, by bank transfer or by phone via Customer Services.
Default Interest	5% Default Interest Rate (per annum) to be added to the current interest rate	Where applicable and detailed in the Loan Agreement, this fee is charged if you do not repay the amount you owe us in full on the relevant date, as determined by the Terms and Conditions	Added to the Total Loan Amount
Other third-party charges	£Variable	This fee covers the costs incurred in passing your account to an independent firm to act on our behalf in relation to arrears, litigation and repossession work	Added to the Total Loan Amount

LITIGATION CASES - UPON COMMENCEMENT OF LEGAL PROCEEDINGS FOR POSSESSION:

Fee	Amount	Description of Fee	Payable
Instruction of a Solicitor fee	£400+VAT*	This fee covers the initial cost of instructing a solicitor, reviewing the documentation supplied and issuing a Letter Before Action (LBA)	Added to the Total Loan Amount
Issue Possession Proceedings fee	£350+VAT *	This fee covers the Solicitors costs to prepare and issue possession proceedings, including drafting a Claim Form and Particulars of Claim	Added to the Total Loan Amount
Initial Court Hearing fee	£500+VAT *	This fee covers the Solicitors costs for the preparation of the initial hearing, instructions to counsel and bundle of supporting documentation	Added to the Total Loan Amount

Appointment of an LPA Receiver	£300+VAT *	This fee covers issuing a demand letter, preparation of the Deed of Appointment and briefing the Receivers	Added to the Total Loan Amount
Other third-party charges	£Variable	This fee covers the costs incurred in passing your account to an independent firm to act on our behalf in relation to arrears, litigation and repossession work	Added to the Total Loan Amount

*In addition to the above fixed fees our Solicitors may charge an hourly rate for time incurred.

Where possession proceedings have been instructed, other costs incurred in securing, maintaining, and insuring any repossessed property will be charged to your loan.

An independent 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 an independent 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.

LITIGATION CASES - UPON APPOINTMENT OF A LAW OF PROPERTY ACT (LPA) RECEIVER:

Fee	Amount	Description of Fee	Payable
LPA Receiver review costs	£950+VAT per property*	This fee includes the cost of an initial strategy report, up to three internal property inspections, agent appraisals and all law of property act compliance	Added to the Total Loan Amount
LPA Receiver Annual Insurance Fee	£Variable	This fee covers the cost of insuring the property prior to the property being sold	Added to the Total Loan Amount
LPA Receiver exit fee	2% of the property sale price +VAT (includes selling agent fee)*	This fee is payable on completion of any sale. Where the LPAR is de-instructed 1% of this fee will still be payable, even if the property is not sold.	Added to the Total Loan Amount
De-instruction of an LPA Receiver	£250+VAT *	Payable where the appointment is revoked prior to exit strategy	Added to the Total Loan Amount

Where an LPA Receiver is instructed, other costs incurred in securing and maintaining the property will be charged to the account.

EARLY REPAYMENT FEES & CHARGES:

Fee	Amount	Description of Fee	Payable
Early Repayment Charge	As per Loan Agreement	This fee covers the costs incurred when the Loan is repaid in full or in part before a date or event specified in the contract	Added to the Total Loan Amount at redemption.
Redemption Fee	As per Loan Agreement	This fee covers the costs incurred when the Loan is repaid	Added to the Total Loan Amount at redemption.

		(where stated in your Loan Agreement)	
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MISCELLANEOUS FEES:

Fee	Amount	Description of Fee	Payable
Field/Trace Agent Services fee	£Variable	This fee covers the costs of field/trace agent services that may be instructed to locate you/inspect the property, where we are unable to contact you	Added to the Total Loan Amount

YOUR HOME / PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR FULLY REPAY IT AT MATURITY