

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 1 March 2020
- 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 non-refundable portion of this fee is payable after we issue the Loan Illustration Document and you wish to proceed. This is payable through your Broker via Global Iris • The remaining balance will be deducted from your Loan Amount on completion
Admin fee	£300 non-refundable fee	For Express only: This fee covers the additional administration costs of providing an Express product	<ul style="list-style-type: none"> • A £300 non-refundable administration fee which is payable once your application has been received. This is payable through your Broker via Global Iris • Where this fee is applicable, we do not require the £100 initial payment of arrangement fee
Valuation fee at origination (See valuation fee scale in Appendix 1)	£Variable	This fee covers the cost of carrying out a valuation on the property (payable per property)	Payable after we issue the Loan Illustration Document if you wish to proceed. This is payable through your Broker via Global Iris
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	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"> • Payable either in advance through your Broker via Global Iris, or deducted from your Loan amount on completion • This fee is inclusive of Insurance Premium Tax (IPT). It is charged at the

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Castle Trust is the trading name of both Castle Trust Capital plc (company number 07454474) and Castle Trust Capital Management Limited (company number 07504954) both registered in England and Wales with registered offices at 10 Norwich Street, London, EC4A 1BD. Castle Trust Capital plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, under reference number 541910. Castle Trust Capital Management Limited is authorised and regulated by the Financial Conduct Authority, under reference number 541893. Buy to Let is not regulated by the Financial Conduct Authority or the Prudential Regulation Authority.

*Calls are recorded for training and monitoring purposes.

	<p>£128.80 when loan value is £250,001 to £500,000</p> <p>£280.00 when loan value is £500,001 to £750,000</p> <p>£448.00 when loan value is £750,001 to £1m</p> <p>£672.00 when loan amount is £1m to £2m</p>		prevailing rate which is currently 12% but can change at any time
Desktop valuation fee	£60 inc VAT	The fee to extend your Loan offer where a valuation has expired	Prior to the desktop valuation being carried out. This is payable through your Broker via Global Iris
Retype fee	£48 inc VAT	The fee to obtain a retype of a valuation report that has been carried out on behalf of your primary lender (subject to additional criteria)	On instruction of the retype. This is payable through your Broker via Global Iris
Re-inspection fee*	£96 inc VAT	<p>Where you have previously been notified that re-inspection of your property is required, this fee covers the cost of one of our approved surveyors re-inspecting a property (such fee being charged per property)</p> <p>*Where the property is valued at £1,500,000 or more, the reinspection fee will be agreed with the valuer on a case by case basis</p>	On instruction of the re-inspection. This is payable through your Broker via Global Iris

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	<p>For Serviced and Variable Rate products only:</p> <p>This fee covers the cost of your direct debit being returned unpaid and our operation expenses of managing the missed payment</p>	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 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	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 (where stated in your Loan Agreement)	Added to the Total Loan Amount at redemption.

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

APPENDIX 1: VALUATION FEE SCALE

Estimated property value	General Valuation Fee (inc VAT)	Bridging Valuation Fee (inc VAT)	HMOs Valuation Fee (inc VAT)
		Only applies where refurbishment is taking place to the property	
Up to £100,000	£234	£450	£450
Up to £150,000	£234	£515	£515
Up to £200,000	£234	£515	£515
Up to £300,000	£399	£585	£585
Up to £400,000	£499	£645	£645
Up to £500,000	£599	£705	£705
Up to £600,000	£599	£760	£760
Up to £700,000	£699	£830	£830
Up to £800,000	£799	£940	£940
Up to £900,000	£899	£1,065	£1,065
Up to £1,000,000	£999	£1,185	£1,185
Up to £1,500,000	£1,315	£1,675	N/A
Outside of London			
Up to £2,000,000	£1,715	£2,075	N/A
Up to £2,500,000	£2,015	£2,475	N/A
Up to £3,000,000	Individual	£2,875	N/A

Valuation reports are valid for 90 days. Where loans are not completed within 90 days of the valuation, additional fees may be incurred.