

Tariff of Charges – Non-Regulated Loans

May 2024



Alternative Bridging Corporation (ABC) wants to make fees and charges easy for you to understand.

We believe a Tariff of Charges fully reflects good practice principles and our desire to be up front and transparent in our approach and day to day dealings with you.

You may notice that some fees and charges (charged by other firms) don't appear in this tariff (below). This means ABC doesn't charge you these fees. Unless otherwise stated, all fees will accrue interest when incurred and the total of fees and interest will be added to your loan account. If you do not want to incur interest on these fees you can contact ABC to pay the fee immediately instead of adding it to your loan account.

The fees shown in this tariff of fees apply from 1 May 2024 and replace any earlier tariff of fees.

BEFORE YOUR LOAN COMPLETES		
These are the fees you may have to pay before drawdown of your ABC loan		
Name of the fee	What the fee is for	Fee
Broker fee	Some brokers charge a fee for their services. The fee is charged directly to you by the broker.	<i>This fee is variable. Please refer to your Loan Illustration and/or Loan Offer.</i>
Valuation fee	ABC's valuation report, which is used to calculate how much it will lend you, is separate from any valuation or survey of the property you might want to commission. There are other homebuyers or structural survey options available to you at a cost and there may be different approaches in different parts of the UK. This fee is usually paid directly to the valuer when you apply for your loan.	<i>This fee is variable. This fee varies based on the property value and type of scheme chosen. Please refer to your Loan Illustration and/or Loan Offer.</i>
Re-inspection fee	A re-inspection may be required if your original valuation report has expired. This fee is paid directly to the valuer prior to the re-inspection taking place.	<i>This fee is variable</i>

DURING YOUR LOAN

If you ask us for extra documentation and/or if services are provided beyond the standard management of your account.

If you ask us to debit any of these fees from your account, compound interest will be applied on the fee at the same rate of interest as your account.

Name of the fee	What the fee is for	Fee
Legal fees	You will instruct a solicitor to act on your behalf in connection with arranging your loan. You may be required to pay their legal fees and costs as part of their work on your behalf. These fees/costs will be charged by your solicitor, directly to you.	<i>These fees/costs are charged directly to you by your solicitor. You should ask the solicitor for confirmation of the exact amount payable.</i>
Product fee (ABC calls this an arrangement fee)	This is charged on loans as part of the deal. It is added to the total loan amount at drawdown.	<i>This fee is variable. Please refer to your Loan Illustration and/or Loan Offer.</i>
Buildings insurance for uninsured property – residential or commercial property	This fee covers the cost of insuring a property, once ABC has been notified that it is uninsured. This fee is charged per property per month.	<i>This fee is charged at cost and is variable.</i>
Non-utilisation fee (overdraft)	This fee is variable and charged monthly, in line with the terms and conditions of your account and reflects the amount of any un-utilised balance on your account.	<i>This fee is variable and is dependent on your account balance and un-utilised borrowing. The amount of the fee is detailed in your Loan Offer.</i>
Property related costs	This fee covers the costs of contacting you for non-payment of property related costs, including ground rent and service charge and if not paid, adding them to your account.	£145
Indemnity insurance fee	This pays for the indemnity insurance. It provides cover for ABC only, not for the borrower. Charged at drawdown.	<i>This fee varies on the loan amount and type of product chosen.</i>
Administration fee	This is charged on most loan applications. Charged at drawdown.	<i>Please refer to your Decision in Principle, Loan Illustration and/or Loan Offer.</i>
Lenders legal fee - Separate representation	ABC will instruct a solicitor to act on ABC's behalf to ensure that the property will be satisfactory security for the loan and that ABC will have a charge over it. Charged at drawdown.	<i>This fee varies based on the property value and type. The fees/costs are payable to ABC's solicitor by you, and you will need to put your solicitors in funds so they can provide a cost undertaking to ABC's solicitors. Please refer to your Decision in Principle, Loan Illustration and/or Loan Offer.</i>

IF YOU CHANGE YOUR LOAN

If you change the structure, basis or type of your loan, during the term of the agreement.

Name of the fee	What the fee is for	Fee
Partial release of property fee (ABC must consent to any part release, which may not be granted)	<p>Payable if you want to remove part of the property or land from the loan. It covers administration cost, including sealing the relevant legal deed and issuing letters of consent.</p> <p>Further costs and fees are likely to be incurred in connection with requests of this type and will be met by the borrower, such as solicitors and valuation fees.</p>	£160 per security.
Consent to let (ABC must give expressed written consent, which may not be granted)	If you want to let your property, following completion of your ABC loan. This fee is charged for each new tenancy.	£120
Consent to subsequent charge (ABC must give expressed written consent, which may not be granted)	This fee is charged when another lender requires a charge over the property and requests ABC's consent.	£120
Deed of postponement (ABC must give expressed written consent, which may not be granted)	The fee is charged when another lender requires ABC to enter into a deed of postponement in relation to a subsequent charge.	£120
Consent to lease (ABC must give expressed written consent, which may not be granted)	If you want to lease your property or change a lease following drawdown of your loan. This fee is charged for each new lease. You may also have to pay additional legal fees for ABC to take advice in relation to the request, which will be advised to you on application.	£120 + any legal fees incurred.

IF YOU ARE UNABLE TO REPAY YOUR LOAN

These are some of the most common fees you may have to pay if you fail to repay your loan. Some fees may be charged during the earlier stages of your inability to pay (arrears). Others, relate to ABC's possession of your property and apply later in the process and will be dependent on your individual circumstances.

Name of the fee	What the fee is for	Fee
Third party fees	Third party fees incurred, for example legal fees incurred if ABC has to take you to court, additional valuation or survey fees, tracing agent fees, securing and management of any property taken into possession, clearing it and marketing it etc. The fees will be applied directly to your account at cost. These fees are charged in addition to any instruction fees for the respective agents, detailed above.	<i>Variable.</i> <i>If these fees are debited from your account, compound interest will be applied on the charge, applied at the same rate as your account.</i>
Buildings insurance for properties taken into possession – residential and commercial	This fee covers the cost of insuring a property once it has been taken into possession. This fee is charged per property per month.	<i>This fee is charged at cost and is variable.</i> <i>If this fee is debited from your account, compound interest will be applied on the charge, applied at the same rate as your account.</i>

AT THE END OF YOUR LOAN

In connection with the repayment of your loan

Name of the fee	What the fee is for	Fee
Security release fee	Dealing with the administration process of redeeming the loan, including preparation of redemption statements, dealing with enquiries and releasing the charge over the security properties. You may be charged a separate fee by your solicitor for their work relating to redemption of your loan and discharge of the security.	<i>£100 per security.</i> <i>This fee will normally be charged in the day of closure of your account.</i> <i>If charged at any other time no interest will be charged on this fee.</i>
Legal fees	ABC's solicitor will charge you for dealing with the redemption of your loan. This fee will be applied directly to your account at cost.	<i>This fee is variable and included within your redemption figure.</i>

All the above charges are subject to the applicable rate of VAT.

These Account Charges form part of and must be read in conjunction with the Offer Letter and Lending and Mortgage Conditions sent to you.

Your property may be repossessed if you do not keep up repayments on your mortgage.

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