

Fee Structure

**Working together to create financially and
socially successful communities**

LOAN APPLICATION LEGAL FEES

Initial Review Fee - £100 excluding VAT; AND

Legal Fees for completion of the Loan – as per below:

Value of Loan with 1 registered title	Standard Fee (excl VAT)
Up to £74,999	£650
£75,000 – £124,999	£725
£125,000 - £174,999	£850
£175,000 - £299,999	£1,000
£300,000 - £499,999	£1,150
£500,000 - £999,999	£1,500
£1,000,000 - £1,499,999	£2,000
£1,500,000 - £1,999,999	£2,500
£2,000,000 +	Notified on application

In addition to the above standard fees, the following will be added:

Additional Title Review Charges	Standard Fee (excl VAT)
per additional registered title for first 2	£300
per additional registered title over 2	£150-300
per additional unregistered title	£750
per Tenancy (up to 5)	£150
Master Lease Report (if more than 5 leases)	£400
Exceptions report (when master lease report used)	£150
Per redemption of an existing loan	£150
On a purchase for additional time required	£150
Completion of a Guarantee	£150

ABORTIVE APPLICATIONS

If the matter becomes abortive after the Borrower has accepted the offer (other than due to a fault on the part of Folk2Folk or its Lenders), the Borrower will be liable for the Abortive Costs incurred to date, capped at the greater of:

- (a) £1,500 plus VAT, or
- (b) 1% of the loan value plus VAT

Indicative Abortive Costs below:

Abortive Costs	Standard Fee (excl VAT)
Initial Review	£100
Legal Searches	£250-500 approx
Legal Fees incurred to date	As per the fee scale above
Valuer's Costs	£200 approx

LOAN ADMINISTRATION FEES

Transaction Type	Standard Fee (excl VAT)
Redemption (including partial release)	£225
Consent to Lease	£295
Consent to Easements	£395
Consents to Development Agreement	£1,000
Consent to s.106 Agreement	£495
Consent to other planning agreements	On application
Lender Change/Swap OR New Lender	£395