

Solicitors & Surveyors Tariff & Charges

Solicitor Fees Scale	AMOUNT OF LOAN	INDICATIVE FEES
	Below £500,000	£2,250 plus VAT
	£500,001 - £750,000	£2,950 plus VAT
	£750,001 - £1,000,000	£3,250 plus VAT
	£1,000,001 - £2,000,000	£3,500 plus VAT
	£2,000,001 - £3,000,000	£4,250 plus VAT
	<ul style="list-style-type: none"> • Above £3,000,000 quotations provided on request. If the Borrower is a corporate vehicle an additional £750 plus VAT would be applicable. • In the case of offshore SPV's the costs of offshore Counsel would be in addition. • Charges for Independent Legal Advice (ILA)* are £300 plus VAT per person. <p>Whenever a borrower/s want to register a property jointly with other family members, each additional owner will need an ILA</p>	
Surveyors Fees Scale- Basic Valuations for Mortgage Purpose	<p>Broadly speaking, Surveyors fees are based upon a rate of 0.1% of value (net of VAT) with a minimum charge as mentioned here below.</p> <ul style="list-style-type: none"> • £850 plus VAT for instructions within 50 miles (approx.) of Central London and • £1,500 plus VAT for locations beyond that. <p>For example, a property with a value of approximately £1.4m, surveyors would charge in the order of £1,400 plus VAT.</p> <ul style="list-style-type: none"> • The rate is slightly reduced for higher valuations, to be more like 0.09% of value for properties worth £2.5m and above. <p>Surveyors apply discounts wherever possible, most commonly in the following scenarios:</p> <ul style="list-style-type: none"> • Revaluing a property that they have reported on previously. • Bulk instructions 	
Surveyors Fees- Structural Survey where applicable	<p>The Bank will have their own specific survey requirements, they will require at least a basic valuation. However, if the property is of a non-standard construction or more than 100 years old, and if the basic valuation report highlights structural problems, the Bank may require a structural survey, cost to be confirmed upon request.</p>	

PLEASE NOTE THE ABOVE TARIFF IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL CUSTOMERS ARE ADVISED OF COSTS BEFORE PROCEEDING.

These external fees, associated with your mortgage application are indicative only and will be confirmed once your mortgage application is approved. It will be a condition of the loan offer, when finalised, that you will pay the legal fees and surveyor's fees incurred by the Bank. The legal fees will be in addition to those of your own appointed solicitor. In some cases, dual representation by the Bank's solicitor is possible and can be discussed with the Housing Loan Unit.

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**Neglecting to make mortgage payments can result in the repossession of your property.
Your monthly mortgage payments will increase as the market base interest rate increases.
Please think carefully before securing debts against your property**