

**Proplend Ltd**



**Tariff of Fees & Charges**

**Last reviewed February 2020**

**\*Below are the fees / charges that are charged to Borrowers**

Name of the Fee / Charge	What is it for?	How much is charged?
Arrangement Fee	Arranging and completing a loan, deducted from the gross loan amount on completion	2% of the gross loan amount, or as shown in the Loan Contract
Broker Fee (where applicable)	Where instructed, Proplend will add a fee for the intermediary to be deducted from the gross loan amount on completion	As denoted in the Loan Contract
Commitment Fee	On occasion Proplend will require 50% of the arrangement fee to be paid in advance	50% of the fee outlined in the Loan Contract
Exit Fee	Levied if the Borrower fails to repay their loan on or before the agreed maturity date	1% of the gross loan amount
Consent to Lease	Charged by Proplend for considering a consent to a new lease agreement.	£150
Early Repayment charge	Charged if a Borrower were to repay any of their loan during the Early Repayment Charge period	As denoted in the Loan Contract
Redemption Fee	Charged upon full repayment of the loan to cover the administrative costs of arranging for the release of the property(s) security / charge	£200
Funds Transfer Fee	Charged for electronically transferring the mortgage funds to the Borrower or their solicitor	£5
Borrower Reference	Charged if another Lender/3 <sup>rd</sup> party asks Proplend for a reference, (how has the Borrower conducted their account with Proplend - only supplied if given permission)	£100 per reference
Legal Fee	Proplend will instruct a solicitor to act on its behalf in relation to each loan. The Borrower will be required to pay these legal fees	Variable

	and costs as part of their work on behalf of Proplend to facilitate the loan (these charges will be in addition to the fees charged by the Borrower's own solicitor)	
LPA Receiver Charges	Charge for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the secured property in a loan default scenario	Variable
Late Payment Fee	Charge to cover the Proplend administrative expense of chasing-up any late IPD payment between late business day 1 – late business day 7	£100 per day
Monthly Arrears Letter	Charge to cover the Proplend administrative expense of sending an arrears letter if a Borrower falls one or more months behind with their repayments	£100 per letter
Penalty / Arrears Fee	Charged in accordance with the definition of "Arrears" in the Proplend Members Agreement	150% of the nominal interest rate
Default Letter Fee	Charge to cover the Proplend administrative expense of sending a default letter if a Borrower's loan goes into default	£100 per letter
Additional Redemption Statement Fee	Charge to cover the Proplend administrative expense of sending additional redemption statement letters	£100 per additional statement
Insurance Admin Fee	Charge to cover the Proplend administrative expense of sending a lack of insurance cover letter	£100 per letter
Incorrect Bank Account Fee	Charge to cover the Proplend administrative expense of liaising with the Borrower if they send their IPD monies in from an incorrect bank account	£100 per occurrence

Partial Release of Security	Charge to cover the Proplend administrative expense should a Borrower wish to release part of the security held in relation to their loan	£250 per occurrence
Solicitors Fees on Redemption of the Loan	Charges in respect of the work to redeem the legal charge and deal with the redemption of funds	Variable
Valuation Fee	Charged for the RICS valuation report, which is used to calculate how much Proplend can lend to a Borrower	Variable
Revaluation Fee	Charged when a revaluation of the secured property is required	Variable

\*Proplend Limited & Proplend Security Limited in their roles as Platform provider and Security Trustee have absolute discretion to either levy or waive any of the aforementioned fees depending on the prevailing Borrower circumstances.