

Tariff of Charges



UK AGRICULTURAL FINANCE

How to use this document

This document explains the fees and charges that may apply during the life of your loan. It is designed to help you understand when a charge may arise, what the charge is for, and how much you may need to pay.

The charges are grouped by the stage of the loan or the type of activity involved, including before we advance your loan, if any changes or additional services are required, charges that may apply if you are unable to pay, and charges that may apply when your loan term ends.

Each table sets out the name of the charge, what the charge is for, and the amount payable. Some charges are fixed, while others depend on third-party costs, the work required, the terms of your loan, or the circumstances at the time. If a charge is described as variable, at cost, or on application, the final amount may not be known in advance. Where possible, we will tell you the likely amount before the cost is incurred.

If you are unsure whether a charge applies to you, or if you are worried about making payments, please contact us as soon as possible so we can discuss your circumstances.

Unless stated in the description of the charge, all charges will be added to your loan and incur interest if not paid immediately. All charges can be paid immediately by getting in touch with us and no additional cost will be incurred. The quoted charges include VAT at the applicable rates, where relevant.

These are the fees and the charges you may have to pay before we advance your loan:

Name of charge	What the charge is for	How much is the charge
Valuation fee	The lender's valuation report is used to calculate how much we can lend you. This is separate from any valuation or survey of the property you may instruct.	At cost (variable third party charge)
Fund transfer fee	Charge for electronically transferring funds to our solicitor at Completion.	£35
Legal fee	We instruct a solicitor to act on our behalf in connection with your loan. You will be required to cover our legal fees for their work, which includes all normal conveyancing matters. Specialist advice (such as for Trusts, pensions, Agricultural Holding Act leases or unusually complex titles) may incur an additional charge. These fees are in addition to the charges made by the solicitor acting for you. If the loan does not proceed you may be liable for any legal fees we have incurred up to that point.	As per the facility letter
Break fee	A fee to offset our costs if you don't proceed with the loan after accepting our Offer in Principle and the valuation report has been received.	0.1% of gross loan value, min £395, max £1,495
Arrangement fee	Charge for arranging and completing your loan. This is deducted from the gross advance on Completion. This fee may be shared with the intermediary who introduced you to us.	As per the facility letter
Re-inspection fee	Charged if your advance is released in stages. This covers the new valuation we need to do after the works have been carried out.	At cost (variable third party charge)
Valuation refresh fee	Charged if we need an updated valuation at any stage of your loan's life because the original valuation is older than six months.	At cost (variable third party charge) plus £95

These fees may be charged if you ask for extra documents and/or service beyond the standard management of your account, or we incur additional fees as a result:

Name of charge	What the charge is for	How much is the charge
Payments	If you pay your monthly interest by any means other than direct debit	£10 / payment
Notifications or correspondence by post	A fee payable on each occasion that any notification or correspondence is sent to you by post, rather than electronically in order to offset our costs and support environmentally responsible behaviour.	£5
Duplicate/ad hoc	Requesting a copy of a previous loan statement or the provision of an ad hoc	£25

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statement	statement over and above one free request in the previous 12 months.	
Redemption statement	Requesting a redemption statement over and above two free requests in the previous 12 months.	£75
Request for legal documentation	Any copies of documents relating to your loan that you ask for that we can send electronically. If a substantial amount of documentation is requested, or you request physical copies, we may increase the charge to cover our additional costs.	£35
Data subject access request	Charged for providing a copy of the personal data held about you. This charge is per borrower.	£10
Partial Release of Security	Charged if you wish, and we agree, to remove part of the property or land from the loan security, when no repayment is made.	£195 per title / partial title
Consent to Lease	If you want to let your property you will pay a fee for each 'consent to let' agreement, where we agree to you letting your property for a set period. This fee is charged for each new tenancy. We must give express written consent, which may not be granted. If we are concerned that the lease impacts the property value, a Valuer's advice may be required at additional cost to you.	£125 - £495 depending on the work required to assess the lease
Giving you a reference	If another lender asks us for a reference, such as how you have managed your loan account with us. We will only supply this with your permission.	£75
HM Land Registry Search	Charged when completing a Land Registry Search of the security property in connection with a request to extend or amend the loan.	£25
Property related costs	Fee charged to meet administrative costs because of your failure to pay. This fee covers the cost of contacting you for non-payment of property related costs such as ground rent, service charge, shared ownership rents and if not paid, paying them and adding them to your account.	£175
Approval of Easements / Rights of Way / s.106	When you ask us to consider and review easements / rights of way (an additional deeds handling charge may be applicable). You will be charged this fee for considering your request.	£175
Capital repayments	Charged for ad hoc capital repayments.	As per the facility letter
Assignment of Life Policy	Fee charged when a Legal Charge is taken over a life policy in support of your loan plus any additional costs charged by the solicitors acting on our behalf.	£90
Transfer of equity	Fee charged where you request a party is added or removed from your mortgage. You will be charged this fee for considering your request irrespective of the outcome.	£495
Removal and replacement of a Guarantor	Fee charged to assess a request from you to replace one of the guarantors on the loan plus any additional costs charged by solicitors acting on our behalf. These applications can only be considered where the replacement guarantor is at least equal in terms of experience, financial position and assets. You will be charged this fee for considering your request, irrespective of the outcome.	£395
Deed of Postponement	Fee charged when another lender requires us to enter into a Deed of Postponement relating to a subsequent charge together with any additional costs charged by solicitors acting on our behalf. You will be charged this fee for considering your request, irrespective of the outcome.	£395
Property insurance charges	Fee charged if we do not receive a copy of an up to date insurance cover note or policy when requested by us, to prove that your property is correctly insured. You may be charged a premium for us to place your property on cover.	£125
Enforcement Notice – or other breach fee	Fee charged on receipt of an Enforcement Notice (or Notice of any breach) on the property. We will write to you to confirm the receipt of the Notice to obtain your comments and proposed actions to resolve the breach.	£125
Audit Letter fee	Fee charged when we provide financial information to your auditors or accountants.	£95

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Deeds – issue to Solicitor	Fee charged where we issue title deeds or other property related documentation to your solicitor at your request.	£95
Deeds – investigation to satisfy a query	Fee charged when we are asked to investigate any queries relating to your property.	£125
Letter of Non-Crystallisation	Fee charged if your bank or a new lender writes to request confirmation that your account has been conducted satisfactorily and the Debenture has not been crystallised.	£95
Second Mortgage questionnaire	Fee charged when we are asked to provide standard information on the status and conduct of your account to a prospective additional lender.	£125
Consent to further Charge	Fee charged when we are asked to consider an additional Legal Charge being secured against your property. This request is subject to application and approval, which means the fee is payable whether or not the Legal Charge is approved.	£295
Consents (other)	Fee charged when we are asked to provide consent to anything not otherwise covered in this Tariff of Charges	On application
Mortgage Payment Holiday request	Fee charged if you ask us to consider providing you with a temporary payment reduction or holiday. This fee covers the work we do to assess your request and does not guarantee that we will agree to your request.	£125
Post Completion repayment conversion	Fee charged when moving all or part of your loan from one repayment method to another. You will be charged this fee for considering your request, irrespective of the outcome.	£195
Accelerated response fee	Fee charged if we are requested to provide redemption documentation in under two business days.	£95

If you are unable to pay your loan, you may incur the following fees:

Name of charge	What the charge is for	How much is the charge
Unpaid Direct Debit / Standing Order fee	Payable if your bank rejects a direct debit collection or we do not receive your standing order payment. This fee is charged each time a payment is attempted to be taken from your account, with a maximum of three attempts per month.	£25
Arrears admin fee	Fee charged each month your account is in arrears.	£75 / month
Arrears visit fee	Charged when one of our representatives visits your address to discuss your financial circumstances and your proposals for the repayment of the outstanding monies.	£295
Property / occupancy check fee	Charged when the account is in default and it is necessary to instruct one of our representatives to visit the property to establish the occupants and/or condition of the property.	£295
Broken arrangement fee	Fee charged if you make an arrangement with us to repay your arrears then break the arrangement to pay.	£195
Formal Demand fee	Fee charged to issue a Formal Demand notice.	£125
Possession fee	This fee covers the costs involved in taking a property into possession.	Variable depending on complexity
Cancellation of Possession Order fee	Fee charged upon repayment of arrears within five working days of possession proceedings or enforcement of possession order taking place.	£95
Appointing solicitors	Fee charged when we have to appoint solicitors to act on our behalf to recover our loan. This fee is in addition to any fees our solicitor may charge, which are also payable by you.	£395
Solicitors' Charges for Acting in Repossession or Receivership fee	Fee charged upon repayment of arrears within five working days of possession proceedings or enforcement of possession order taking place.	Variable third party cost

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Appointment of a Law of Property Act Receiver (LPA) fee	Fee charged where we appoint an LPA to manage the security properties. This will be in addition to the LPA's costs and any additional costs charged by solicitors acting on our behalf.	£395
Management of administrators / liquidators	This fee will be applied each month or part month when we have to liaise with and manage appointed administrators / liquidators.	£150 / month
LPA Receiver Charges	Charges for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Variable third party cost
Agents Maintenance and Sale Costs	Charges relating to Agents' costs for the maintenance and sale of a repossessed property.	Variable third party cost

When your loan term ends, these fees may be incurred:

Name of charge	What the charge is for	How much is the charge
Early repayment charge	You may be charged this if you repay your loan in part or full.	Variable depending on the conditions of your loan
Legal fees	If our solicitor is required to deal with the redemption of your loan due to a non-standard redemption process, their fees will be payable by you.	Variable third party cost
Non-standard redemption process	Charged when you request that we amend our redemption procedure from what is set out in our redemption statement, in addition to any external fees we incur (which are charged at cost).	£250
Loan Term Extension fee	Charged when a first extension is granted, although this is at our discretion and may not be granted. Charged when a second extension is granted, although this is at our discretion and may not be granted. Charged when a third and/or subsequent extension is granted, although this is at our discretion and may not be granted.	The greater of £395 and 0.1% of the outstanding balance The greater of £495 and 0.2% of the outstanding balance The greater of £995 and 0.5% of the outstanding balance
Security release fee	A fee charged for releasing each full or partial title held as security. You may be charged a separate fee by your solicitor for their work relating to redemption of the loan and discharge of the security, in addition to any external fees we incur (which are charged at cost).	£125 per full title and £175 per part title, or as set out in your loan agreement
Full or partial redemption administration charge	A fee charged on full or partial redemption of the loan to cover the administration process of redeeming the loan, including preparation of a redemption statement and dealing with enquiries. Early Repayment Charges may also apply to any payments made. Please refer to your loan documentation and original terms and conditions.	£450 or as set out in your loan agreement
Expired loan fee	Fee charged if a loan is not repaid by its final payment date to cover the additional management costs when a loan goes over term. This is in addition to any applicable fees detailed within the arrears management section or the expired loan administration fee.	£495
Expired loan administration fee	Fee charged each month, or part month, for any loan that has not been repaid by its final payment date to cover our additional costs of managing an expired loan. This will be in addition to any applicable fees detailed within the arrears management section of this tariff of charges.	Month 1 - £0 / month Month 2 & 3 - £35 / month Month 4 on - £95 / month