

Bridging Tariff of Fees (Effective from 5 March 2025)

Detailed below is a tariff of United Trust Bank Limited's ("UTB") fees and charges that may apply to your bridging loan (the "Loan").

This document is for illustrative purposes only

Name of charge	What this charge is for	How much is the charge?
Fees payable prior to completion of your Loan		
These are the fees and charges you may have to pay before we draw your Loan.		
Valuation fee	<p>Payable to the valuer on application.</p> <p>The valuation report is used to establish if the property is suitable for a Loan and to calculate how much we'll lend you. This is separate from any valuation or survey of the property you might want to obtain.</p> <p>There are other homebuyers reports or structural survey options available to you at an additional cost and there may be different approaches in different parts of the UK.</p> <p>Some Loans offer free valuations – the product details for your Loan will tell you if this is the case.</p>	Variable – Please refer to your offer letter.
Commitment fee	<p>UTB may require you to pay a commitment fee. If so you will be provided with a separate commitment fee letter.</p> <p>The Commitment fee, if charged, is payable before offer and retained if the loan does not proceed to completion. When the loan completes any commitment fee charged will be refunded.</p>	Variable – Please refer to your commitment fee letter
Fees payable on completion of the Loan		
These are the fees and charges you may have to pay when your Loan completes.		
Completion fee	<p>Charged by UTB on completion of your Loan.</p> <p>It can be paid on application or added to the Loan. If you add it to your Loan, you'll pay interest on it at the same rate as the rest of your borrowing.</p>	Variable – Please refer to your offer letter.
Administration fee	<p>Can be charged by UTB in relation to administering the Loan application. Depending on the loan purpose the Administration fee charged, if applicable, will be up to £1,495.</p> <p>It can be paid on application or added to the Loan. If you add it to your Loan, you'll pay interest on it at the same rate as the rest of your borrowing.</p>	Variable – Please refer to your offer letter.
Broker/Sub-broker fee	<p>Your broker/sub-broker may charge you a fee in relation to the Loan. Please refer to your offer letter.</p> <p>It can be paid on application or added to the Loan. If you add it to your Loan, you'll pay interest on it at the same rate as the rest of your borrowing.</p>	Variable – Please refer to your offer letter.
CHAPS fee	<p>You can be charged for electronically transferring monies £1,000,000 and over to you or our solicitor via Telegraphic Transfer (CHAPS). If this fee applies to you the details will be in your offer letter under 'other fees and charges'.</p> <p>It can be paid on application or added to the Loan. If you add it to your Loan, you'll pay interest on it at the same rate as the rest of your borrowing.</p>	£23 for each payment made
Legal fees	<p>You are required to instruct a solicitor to act on your behalf in connection with your Loan. You may need to pay legal fees and costs as part of their work on your behalf. These fees/costs are normally charged by the solicitor directly to you, unless we tell you that we'll contribute to the legal costs as part of your product deal.</p>	These fees are payable directly to your solicitor or licenced conveyancer.

Name of charge	What this charge is for	How much is the charge?
Legal fees (continued)	<p>UTB will also require a solicitor to act on behalf of the Bank in connection with this transaction. You will also be charged in relation to all legal disbursements such as (but not limited to) title indemnity premiums, and/or search fees, Land Registry fees and CHAPS fees.</p> <p>It can be paid on application or added to the Loan. If you add it to your Loan, you'll pay interest on it at the same rate as the rest of your borrowing.</p>	Variable – Please refer to your offer letter.
Fees you may be charged during your loan term		
Consent to a subsequent charge	Charged when we agree to the registration of a subsequent charge.	£150
Deed of postponement	Charged when we agree to postpone the charge in favour of another lender.	£100
Mortgage reference	Charged to provide information to another lender requesting information on your account.	£25
Unpaid leasehold fee	Charged if you fail to make Leasehold charges, such as ground rent or service charges when they are due.	£115
Building Manager/ External Consultant /Asset Manager monitoring fee	In the event that we deem it necessary to engage a professional to attend the property. This fee will be charged for each visit.	£500
Partial release of property fee	<p>Charged if you want to remove part of the property or land from the Loan. It covers the administration costs, including registering the legal deeds and issuing letters of consent.</p> <p>If there are any extra costs that come up when assessing or registering the new security, they will be added to the total amount without increase.</p>	£130
Consent to lease fee	<p>Charged by us to consider consenting to any variation to the properties lease including, but not limited to: lease extensions, creation of new leases or a review of a new tenancy agreement.</p> <p>If there are any extra costs that come up when assessing or registering the new security, they will be added to the total amount without increase.</p>	£65
Extension fee	In the event that we agree to extend your Loan, an extension fee is payable at the Expiry of the Loan.	Variable – Please refer to your extension letter

Name of charge	What this charge is for	How much is the charge?
<p>If you are unable to repay your Loan These are the most common charges you may have to pay if you fail to repay the Loan by the Repayment Date. Other fees not listed below may be charged to your account as a result of breach of contract, us enforcing the terms of our agreement, undertaking legal action or repossessing the security and will be dependent on your circumstances.</p>		
Arrears visit	The cost of a person completing a home visit either when other communication attempts have been unsuccessful, or to assess the condition of the security property. A reduced fee may be charged when an instruction is cancelled without a visit being attempted.	Up to £100
Litigation fees	<p>You must also meet other additional costs we incur. These costs may include such things which third parties may do on our behalf. These fees will be cross-charged at cost. This includes but is not limited to:</p> <ul style="list-style-type: none"> • Issue of formal demands • Issue of possession proceedings • Attendance and representations at court (full days and half days) • Dealing with warrant applications • Solicitor, Counsel or Court costs • Tracing agents fees • Asset Manager / Receiver / Administrator costs (third parties who will manage the marketing and sale of a repossessed property). • Estate agency fees, clearance costs, locksmith fees and property maintenance costs. 	Amounts are variable depending on the individual circumstances and depending on what work is actually required.
<p>Ending your Loan term</p>		
Redemption fee (Previously called Deeds/Security Release Fee)	<p>This is payable when you repay your Loan with us and the release of security property(ies). This includes but is not limited to:</p> <ul style="list-style-type: none"> • Drafting form DS1's / DS3's • Arranging for execution/release • Receiving settlement monies • Dealing with discharge of security <p>Please note that if you or your solicitor requests that additional work is carried out by our solicitors when redeeming your loan, additional costs may be payable.</p>	£125 For each item of security charged to the Bank

THIS FEE TARIFF SHOULD BE READ IN CONJUNCTION WITH THE OFFER LETTER AND TERMS AND CONDITIONS PREVIOUSLY SENT TO YOU. INTEREST MAY BE CHARGED ON FEES AND CHARGES ADDED TO YOUR ACCOUNT IN ACCORDANCE WITH THE TERMS OF THE OFFER LETTER AND THE TERMS AND CONDITIONS.

WHERE THE BANK INSTRUCT SOLICITORS, AGENTS OR OTHER THIRD PARTIES IN CONNECTION WITH YOUR LOAN AND/OR IN CONNECTION WITH A BREACH OF YOUR LOAN AND/OR THE LOAN TERMS AND CONDITIONS, YOU WILL BE RESPONSIBLE FOR ALL COSTS AND DISBURSEMENTS.

WE MAY CHANGE THE FEE TARIFF FROM TIME TO TIME AND MAY INCREASE OR DECREASE FEES OR INTRODUCE NEW FEES TO REFLECT, IN A PROPORTIONATE MANNER, REASONABLE CHANGES IN THE SERVICES WE PROVIDE AND/OR REASONABLE CHANGES IN OUR COSTS IN SUPPLYING SERVICES AND/OR ADMINISTERING THE LOAN AND OUR BUSINESS GENERALLY. ANY CHANGE WILL BE PROPORTIONATE TO THE REASON(S) FOR MAKING IT. WE WILL GIVE YOU NOT LESS THAN ONE MONTH'S NOTICE IN THE EVENT THAT WE AMEND OUR FEE TARIFF IN A MANNER WHICH INVOLVES AN INCREASE IN FEES OR ANY ADDITIONAL FEES.

AT UNITED TRUST BANK LIMITED WE TAKE YOUR PRIVACY AND THE SECURITY OF THE DATA YOU PROVIDE TO US SERIOUSLY. OUR PRIVACY NOTICE EXPLAINS WHY WE COLLECT PERSONAL INFORMATION (INCLUDING THE LEGAL BASIS), HOW WE USE IT, HOW WE KEEP IT SECURE AND THE CONDITIONS UNDER WHICH WE MAY SHARE IT WITH OTHERS. IT ALSO EXPLAINS HOW LONG WE RETAIN THE INFORMATION FOR, HOW YOU CAN REQUEST DETAILS OF THE INFORMATION WE HOLD ABOUT YOU AND YOUR OTHER RIGHTS UNDER DATA PROTECTION LAWS. A COPY OF OUR PRIVACY NOTICE CAN BE FOUND AT www.utbank.co.uk/privacy-notice

United, we go further

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