

## Schedule of Lending Fees

Effective 1 August 2023

This document sets out our schedule of lending fees. Please keep it in a safe place for future reference.

All fees are subject to change from time to time to take into account material changes in Butterfield's administrative procedures. Any changes to existing fees or any new fees introduced will be communicated to you in writing at least 30 days before any changes take effect. All fees are inclusive of VAT where it is applicable.

### GENERAL FEES

Name	When this fee is payable	Amount
Unpaid ground rent fee*	Failure to pay your Ground/Chief Rent Charges, Service/Maintenance Charges	£75
Unpaid buildings insurance*	This is charged when we have not received your updated buildings insurance schedule within 30 days of the expiry of the previous policy	£50
Consent to transactions**	Charged when we consent to certain transactions during the life of the loan, for example <ul style="list-style-type: none"> <li>• Releasing part of the property from the loan</li> <li>• Proposed legal documents/transactions</li> <li>• Grant of Easement</li> </ul>	Min. £100
Letting application fee	Charged when an application to let your property is approved	£100
Non-consent letting fee	Charged if we discover you are letting your property without our consent	£250
Non-Direct Debit Payment Fee	Charged per loan repayment that is not made via our direct debit collection process, either monthly or quarterly as per your agreed repayment schedule	£25
Final Redemption Fee	Charged when your loan is repaid in full to cover one redemption statement, liaising with solicitors and release of any security held	£350
Additional Redemption Statements	Charged when you or your legal representative asks for any additional or updated figures required to redeem your loan	£50 per statement
Copies/release of deeds	Charged when we are asked to provide a copy of your property's deeds to you or your legal representative, or when the deeds to your property are released to solicitors for any reasons except legal proceedings	£75



### ARREARS FEES\*\*\*

Name	When this fee is payable	Amount
Unpaid Direct Debit-Returned	Payable when your nominated bank rejects a Direct Debit collection or your payment is returned unpaid	£50
Arrears fee	You will be charged an arrears fee on a monthly basis, where no arrangement to repay is in place. This covers charges in respect of your account if you fall behind with your payments	£50 per month
Default notice	This notice is sent to inform you that you are in default of your agreement, detailing the arrears, and what you need to do to avoid further action	£25 per letter, per address
Referral to solicitors & subsequent correspondence	Charged when Butterfield instructs solicitors to commence legal action for possession of your property and for any subsequent correspondence relating thereto	1st £200, 2nd subsequent £50
Solicitor's enforcement litigation costs	Costs incurred by solicitors instructed by Butterfield in taking action to enforce an order for possession	Min. £250
Property valuation cost	The report obtained from a valuer as to the estimated market value of the property and its suggested sale price	Min. £500
Solicitor's conveyancing costs	The legal activities in checking the title of the property, preparing a contract, exchange and completion of the contract	Min. £500

### MONEY TRANSFERS (OUT)

Loan Drawdown fee £35

### MISCELLANEOUS

Copy Statements £25 per statement  
Audit Confirmations £50 plus VAT  
Status enquiry/Bank reference/Introduction letter £25 plus VAT  
Interim Statement £25 per statement  
Duplicate Certificate of Interest Paid £25

### Your home may be repossessed if you do not keep up repayments on your mortgage

\*Failure to maintain ground/service charge or buildings insurance payments amounts to a breach of our lending terms, which entitles Butterfield to commence action for possession of your property. It remains the borrower's responsibility to ensure that these payments are up to date at all times.

\*\* We may charge an additional fee if a valuation is required. We will always tell you if we require a valuation and what that fee will be. Not all transactions can be listed here – please refer to your Relationship Manager for additional fee information specific to you.

\*\*\* The above costs are not exhaustive and may vary according to each case, depending on complexity. In addition to the fees set out in this section, additional amounts may be payable to third party agencies such as Solicitors, Courts or HM Land Registry and these fees will vary. Fees for any work undertaken by a third party instructed by Butterfield will be passed on in full.

All fees are additional to any other separate fee or penalty arrangements as detailed in any loan documentation agreed between the borrower and Butterfield.