

## Relendex – Borrower Tariff of Fees & Charges September 2020

Relendex is committed to being transparent in its dealings with Borrowers and this Tariff of Fees & Charges sets out the circumstances when you may incur a Fee or Charge during the lifetime of your loan. This tariff structure is specifically designed to reward borrowers who maintain their accounts in good order and communicate regularly with Relendex.

### Setting up your loan

|                         |   |  |
|-------------------------|---|--|
| Commitment Fee          | Part of the Arrangement Fee. Charged when Credit approved Terms are issued. Refundable if Relendex does not fund your Loan, through no fault of your own.   | 0.25% of the Gross Loan  |
| Arrangement Fee         | Charged for arranging and completing your loan. The Commitment Fee is part of the Loan and is paid in advance, the remainder is deducted from the Gross Loan on completion. Part of this may be shared with your introducing broker.  | 2% of the Gross Loan or as otherwise set out in the Term Sheet |
| Valuation Fee           | A charge paid to the 3rd party valuer to report to Relendex on the value and marketability of the security property(ies). This fee is paid by you direct to the valuer or valuation panel manager.  | Individually quoted for each loan                              |
| Monitoring Surveyor Fee | A charge paid to the 3rd party monitoring surveyor (MS) to report to Relendex on the feasibility of the project costs. This fee is paid by you direct to the MS or panel manager.   | Individually quoted for each loan                              |
| Relendex Site Visit Fee | A charge paid if an initial site visit is carried out by a member of Relendex staff in lieu of a monitoring surveyor.   | £250 plus travel costs   |
| Legal Fees              | Paid by you to Relendex's solicitors for investigating and reporting on the title to the security property, arranging the completion of the appropriate documentation, registration of Relendex's security, the release (in full or in part) of any security plus any additional work required in respect of guarantees and/ or company debentures. | Individually quoted for each loan                              |
| Funds Transfer Fee      | Charged for transferring the initial loan funds from us to our solicitors.  | No charge  |

### During the life of your loan

|                                       |   |                                   |
|---------------------------------------|---|-----------------------------------|
| Monitoring Surveyor Fees              | A charge paid to the 3rd party monitoring surveyor (MS) to report to Relendex on the progress of the project and to sign off on pre-agreed drawdown of funds. This fee is paid direct by you to the MS or panel manager or deducted from the loan drawdown. If such an inspection is carried out by a member of Relendex staff in lieu of the MS a fee of £250 will be payable. | Individually quoted for each loan |
| Funds Transfer Fee                    | Charged for transferring further project drawdowns to you.  | No charge                         |
| Early Repayment Fee                   | There is a minimum amount of interest that you must pay if the loan repays early.   | As set out in the Term Sheet      |
| Consent to Lease Fee                  | Charged if we are asked to consent to the creation of a lease on the security property. Such a request is subject to our approval.  | No charge *                       |
| Deed of Postponement Fee              | Charged if we are asked to consent to the postponement of our charge in favour of another lender. Such a request is subject to our approval.  | No charge *                       |
| Letter of Non-Crystallisation Fee     | Charged if we are asked to provide a letter of Non-Crystallisation to another lender.   | No charge *                       |
| Subsequent Mortgage Questionnaire Fee | Charged if we are asked to report to another lender on your loan in respect of an additional charge that they are seeking.  | No charge *                       |
| Change to Loan Details Fee            | Charged if we agree to any changes to your loan. This may include changes to the parties to the loan including any guarantors.  | No charge *                       |

\*There may be legal fees for you to pay. These will be advised.

### At the end of your loan

|  |  |   |
|--|--|---|
| Repayment Fee                                  | A charge payable by you on the repayment, in full or in part, of the Loan.   | 1% of the Gross Development Value or as otherwise set out in the Term Sheet |
| Relendex Redemption or Partial Redemption Fee  | Charged for releasing our security (in full or in part) and dealing with your solicitors in the repayment of your loan.  | No charge   |
| Legal Fees on Redemption or Partial Redemption | Paid by you to Relendex's solicitors for the work required to deal with the full or partial redemption of the loan and with the redemption funds. This is paid by you, usually by deduction from the sales / re-mortgage proceeds. | Included in the Legal Fee (above)   |

**If your loan is not repaid within the Loan Term or is otherwise in default**

|                                 |   |   |
|---------------------------------|---|---|
| Term Extension Fee (Authorised) | Charged when we agree to a request from you, in advance, to extend the Term of the Loan. Such agreement must be notified to Relendex within 60 days, and in place within 30 days of the Loan Expiry date. For second or subsequent extensions that are agreed this Fee is increased by 100%.                                    | 0.5% of the Gross Loan for an extension of up to 3 months   |
| Term Extension (Unauthorised)   | Charged when we agree to a request from you to extend the Term of the Loan and such request is received less than 30 days before the original expiry date of the loan. For extension requests that are received after the original Expiry date of the Loan, this fee is increased by 100%                                       | 1% of the Gross Loan for an extension of up to 3 months<br>2% the Gross Loan for an extension of up to 6 months.      |
| Default Fees                    | Charged when an Event of Default, as set out in the Facility Letter, occurs. This fee is to cover the additional costs of managing an account in default and will be in addition to other fees set out in this tariff. If an event of default occurs the Default Rate of Interest as set out in the Term Sheet will also apply. | £500 for dealing with the initial event of default then £250 per month, or part month, until the default is rectified |
| Late Payment Administration Fee | Charged when a contracted payment such as interest is not received by the due date.   | £250  |
| Relendex Monitoring Fees        | Charged when Relendex staff are required to monitor /manage and report on the condition of a property.  | £250 per inspection, plus travel costs  |
| Agents' Monitoring Fees         | Charged when we appoint a 3rd party agent to monitor /manage and report on the condition of a property.   | Individually quoted for each loan   |
| Solicitor Referral Fee          | Charged when we have to refer your account to a solicitor for recovery of outstanding payments  | £100  |
| LPA Receiver Appointment Charge | Charged for the appointment of an LPA Receiver. The Receiver will recover his/her own costs from the realisation of the asset(s) over which he/she is appointed.  | 2% of the outstanding debt  |

This list covers the majority of circumstances when you may have to pay a fee or charge. It is not exhaustive, and fees and charges may be varied depending on the complexity and details of each loan. In the event that fees and charges are quoted differently in the Term Sheet or Facility Letter, those documents have precedence over this schedule.

The tariff will be reviewed periodically and at least annually.