

Bridge-to-Let Tariff Section

We want our fees and charges to be transparent and easy to understand.

These are the fees and charges you may have to pay Offa before we transfer your funds.

Charge	Description	Fee amount
Title Insurance fee	Charged if Offa Operations Ltd t/a Offa has agreed in the Offer to arrange Title Insurance to avoid the need for standard conveyancing title and other property related searches.	Variable
Valuation fee	Charged for the valuation report, which is used to calculate how much we will offer you. This is separate from any valuation or survey of the property you might want to commission. (See below for our fee scales)	Valuation cost
Funds transfer fee	Charged for electronically transferring the finance funds to you or your solicitor.	£30.00
Legal fees	We will instruct a solicitor to act on your behalf in connection with your finance facility. You will be required to pay their legal fees and costs as part of their work on behalf of Offa Operations Ltd t/a Offa. These fees are normally charged by the solicitor direct to you and will be in addition to the charges made by the solicitor acting for you.	Variable
Profit Rate fee	The Profit Rate fee is detailed in the Indicative Terms / Facility Offer Letters for the term of the finance. A minimum of three months profit will be incurred if you repay within the first three months.	As shown in the Facility Offer letter
Arrangement fee (2%)	Charged for arranging and completing your finance and deducted from the gross advance on completion. This fee may be shared with the intermediary who introduced you to Offa Operations Ltd t/a Offa.	2% of the gross financing amount
Application fee	Charged on Application submission and is non-refundable for Bridge-to-Let.	£495.00

If you change your Facility

Please note that in certain circumstances a solicitor will be required to act for Offa Operations Ltd t/a Offa and where appropriate their fees will be payable by you in addition to the fees noted below. If you change to another product other fees may also apply.

Charge	Description	Fee amount
Change of parties administration fee	Our administrative costs of adding or removing someone (a 'party') from the finance.	£125.00
Consent to lease fee	Offa Operations Ltd t/a Offa charge for considering a new consent to lease agreement.	£125.00
HM Land Registry search fee	Charged when completing a Land Registry search of the security property in connection with a request to extend or amend the finance.	£10.00
Further advance fee	Offa Operations Ltd t/a Offa charge for considering a request for additional funding.	1% of the further advance
Giving you a reference	Charged if another Financier/third party asks us for a finance reference, such as how you have managed your finance account with us. We will only supply this if you have given us permission.	£30.00
Partial release of property fee	Charged if you wish to remove part of the property or land from the finance.	£125.00
Drive-by valuation	Valuation costs incurred for a required external appraisal of the property will be charged to the account.	Variable. Will be provided before the action is taken.
Re-inspection fee	Charged if your finance is released in stages and you are using the funds to renovate the property. This covers the new valuation we require after the work is carried out.	Variable. Will be provided before the action is taken.
Revaluation fee	Charged when a revaluation of the property is required after the initial valuation.	Variable. Will be provided before the action is taken.
Funds transfer fee	Charged for electronically transferring the finance funds to you or your solicitor when additional finance funds are released after completion.	£30.00

Charge	Description	Fee amount
Providing information to you or a third party	Charged if another Financier/third party asks us for a finance reference, such as how you have managed your finance account with us. Additional copies of annual statements.	£30.00 £5.00
Re-inspection fee	Charged where a property re-inspection is required.	Variable. Will be provided before the action is taken.
Extra Acquisition Payments	Administration fee charged for processing additional acquisition payments	£25.00
Product Switch Fee	Administration fee associated with changing products	£250.00

If you are unable to pay your facility

These are the most common charges you may have to pay if you fail to repay your facility. Some charges, like those covering unpaid/returned Direct Debits, standing orders or cheques, occur at the early stages of your inability to pay (arrears). Other charges, like those relating to our repossession of the property, may apply later in the process and will be dependent on your circumstances.

Charge	Description	Fee amount
Monthly arrears fee	This is a monthly fee in respect of administering your finance if you fall one or more months behind with your payments and no arrangement is in place to clear the outstanding payments.	£45.00
Unpaid / returned direct debit / cheque	Charged when your nominated bank rejects a direct debit collection, or your payment is returned unpaid by your bank.	£15.00
Field agent counselling fee	Charged when a field agent visits your address to discuss your financial circumstances and your proposals for the repayment of the outstanding monies. This charge is per visit. Field Agent Abortive Fee: Charged when an instruction for a Field Agent visit or Property/occupancy check is withdrawn after contact attempts have been made.	£180.00 £90.00
Property/occupancy check	Charged when the account is in default, and it is necessary to instruct a field agent to visit the property to establish the occupants and/or condition of the property. This charge is per visit.	£150.00

Solicitors' charges for acting in repossession or receivership	The legal fees for the repossession and subsequent sale of the property.	Variable
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
Agents maintenance and sale costs	Charges relating to the agent's costs for the maintenance and sale of a repossessed property.	Variable

Unpaid ground rent/ service charge fee	Charged for our administrative costs when we make payment of ground rent, service charges or any other charge in relation to the security property (in addition to the fee or charge paid).	£25.00
	Additional fee per correspondence item entered into	£10.00
Solicitors' charges for acting in repossession or receivership	The legal fees for the repossession and subsequent sale of the property.	At Cost
Law of Property Act receiver charges	Charges for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Variable. Will be dependent on the specification of the property
Agents maintenance and sale costs	Charges relating to the agent's costs for the maintenance and sale of a repossessed property.	Variable. Will be dependent on the specification of the property

Ending your Facility term

Charge	Description	Fee amount
Solicitors' charges acting on redemption of facility	Solicitors charge in respect of work to redeem the legal charge and deal with the redemption funds.	Variable
Redemption Administration fee	Offa Operations Ltd t/a Offa's charge for releasing its charge and dealing with your solicitors to repay the finance.	£250.00
Change of term (unauthorised) fee *	Charged if a facility has not been redeemed in full by the end of the latest contracted facility term and no formal extension request or other arrangement has been agreed.	3% of the facility balance
Change of term (authorised) fee *	Charged when a first extension is granted. (If the extension is granted, this fee must be paid in advance of the extension coming into effect).	1% of the facility balance

* In the event of a Change of Term, the customer undertakes to contribute the above charge. Offa Operations Ltd t/a Offa shall distribute the amount received, after deduction of its actual and direct costs incurred, to such charitable foundations as may be selected by the Sharia Supervisory Board in its sole discretion.

Charge	Description	Fee amount
Solicitor's charges acting on redemption of facility	Solicitors charge in respect of work to redeem the legal charge and deal with the redemption funds.	Variable



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Finance Exit Administration Fee	Offa's charge for releasing its charge and dealing with your solicitors to repay the finance.	£250.00
Early Buyout Charge	Charge payable for prematurely terminating your purchase plan. The fee is calculated based on the outstanding balance and ranges between 1% and 5%. Refer to our product guide for more information.	Variable

This is a list of charges which you may have to pay in relation to the administration of your finance which is available on our website.

The above costs are not exhaustive and may vary according to the complexity and details of each case. You will have to pay any costs we pay to third parties (e.g., associates, solicitors, asset managers, receivers, courts, etc) that we may instruct to recover any money owed to us, or to create or protect our security, or in any other exercise of our legal rights. If we apply any other fee to cover administration costs in relation to your finance with us, we will give you reasonable notice, stating the amount of the fee, the nature of the works covered by it and the date on which we will add the fee to your finance.

Charges may be subject to variation in accordance with the terms and conditions of your finance. These charges are inclusive of VAT where applicable.

We want our fees and charges to be transparent and easy to understand. These are the fees and charges you may have to pay Offa before we transfer your funds. In addition to the fees mentioned for the bridge product, an additional product fee will be charged at this stage.

Charge	Description	Fee amount
Product Fee (0.5% of the gross advance)	Charged for arranging and completing your finance and deducted from the gross advance on completion. This fee may be shared with the intermediary who introduced you to Offa Operations Ltd t/a Offa. This fee covers the costs of administering your application and is payable on completion. This fee can be paid to us directly or deducted from the amount of finance sent to your solicitor on completion.	Variable

BTL Products and Rates

BTL Rates

Single AST Occupancy - Individual or LTD Company - **UK Resident**

Product	FTV	Initial RentalRate	Follow on Rate	Purchase/Refinance	Product Fee	Application Fee	EBC
2 Year Fixed	65%	6.19%	7.75%	Yes	1% @ min £999	£150	2%, 1%
	75%	6.20%	7.75%	Yes	1% @ min £999	£150	2%, 1%
	80%	6.25%	7.75%	Yes	1% @ min £999	£150	2%, 1%
5 Year Fixed	65%	6.29%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
	75%	6.35%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
	80%	6.39%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
Discounted Variable	65%	6.24%	7.75%	Yes	1% @ min £999	£150	None
	75%	6.34%	7.75%	Yes	1% @ min £999	£150	None
	80%	6.44%	7.75%	Yes	1% @ min £999	£150	None

BTL Rates

Single AST Occupancy - Individual or LTD Company - **Expat**

Product	FTV	Initial RentalRate	Follow on Rate	Purchase/ Refinance	Product Fee	Application Fee	EBC
2 Year Fixed	65%	6.29%	7.75%	Yes	1% @ min £999	£150	2%, 1%
	75%	6.30%	7.75%	Yes	1% @ min £999	£150	2%, 1%
	80%	6.35%	7.75%	Yes	1% @ min £999	£150	2%, 1%
5 Year Fixed	65%	6.39%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
	75%	6.44%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
	80%	6.49%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
Discounted Variable	65%	6.34%	7.75%	Yes	1% @ min £999	£150	None
	75%	6.44%	7.75%	Yes	1% @ min £999	£150	None
	80%	6.54%	7.75%	Yes	1% @ min £999	£150	None

BTL Rates

HMO /MUFB - Individual or LTD Company - **Expat**

Product	FTV	Initial RentalRate	Follow on Rate	Purchase/ Refinance	Product Fee	Application Fee	EBC
2 Year Fixed	65%	6.60%	7.75%	Yes	1% @ min £999	£150	2%, 1%
	75%	6.59%	7.75%	Yes	1% @ min £999	£150	2%, 1%
5 Year Fixed	65%	6.59%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
	75%	6.69%	7.75%	Yes	1% @ min £999	£150	5%, 4%, 3%, 2%, 1%
Discounted Variable	65%	6.34%	7.75%	Yes	1% @ min £999	£150	None
	75%	6.44%	7.75%	Yes	1% @ min £999	£150	None

Valuation Price Chart

Purcashe Price/Estimated Value	STANDARD	STANDARD	LIGHT REFURBISHMENT	LIGHT REFURBISHMENT	HMOs (1-6 bedrooms) and MUFB (1-6 units)	Large HMOs(7-12 bedrooms) and MUFB (7-12 units)
	Connells's	VAS (incl VAT)	Connells's	VAS (incl VAT)	Connells's	VAS (incl VAT) - LONG FORM
£ 150,000.00	£ 230.00	£ 368.00	£ 260.00	£ 644.00	£ 555.00	
£ 200,000.00	£ 250.00	£ 404.00	£ 280.00		£ 580.00	£ 1,064.00
£ 250,000.00	£ 270.00	£ 464.00	£ 305.00	£ 704.00	£ 610.00	
£ 300,000.00	£ 310.00		£ 350.00		£ 650.00	
£ 350,000.00	£ 335.00	£ 524.00	£ 380.00	£ 764.00	£ 690.00	£ 1,184.00
£ 400,000.00	£ 360.00		£ 410.00		£ 690.00	
£ 450,000.00	£ 395.00	£ 584.00	£ 450.00	£ 824.00	£ 750.00	£ 1,304.00
£ 500,000.00	£ 430.00		£ 490.00		£ 750.00	
£ 600,000.00	£ 515.00	£ 704.00	£ 585.00	£ 944.00	£ 805.00	£ 1,424.00
£ 700,000.00	£ 615.00	£ 764.00	£ 700.00	£ 1,004.00	£ 880.00	£ 1,544.00
£ 800,000.00	£ 680.00	£ 824.00	£ 775.00	£ 1,064.00	£ 940.00	£ 1,664.00
£ 900,000.00	£ 740.00	£ 884.00	£ 845.00	£ 1,124.00	£ 1,015.00	£ 1,784.00
£ 1,000,000.00	£ 855.00	£ 1,004.00	£ 980.00	£ 1,244.00	£ 1,085.00	£ 1,904.00
£ 1,200,000.00		£ 1,220.00		Quote Request		Quote Request
£ 1,400,000.00		£ 1,364.00		Quote Request		Quote Request
£ 1,500,000.00	£ 1,275.00	£ 1,544.00	£ 1,460.00	Quote Request	£ 1,485.00	Quote Request
£ 1,600,000.00					Quote Request	
£ 1,800,000.00		£ 1,700.00		Quote Request		Quote Request
£ 2,000,000.00	£ 1,675.00	£ 1,844.00	£ 1,920.00	Quote Request	£ 1,885.00	Quote Request
£ 2,500,000.00	£ 1,975.00	Quote Request	£ 2,265.00	Quote Request	£ 2,550.00	Quote Request
£ 3,000,000.00	£ 2,275.00	Quote Request	£ 2,610.00	Quote Request	£ 3,050.00	Quote Request
£ 3,500,000.00	£ 2,775.00	Quote Request	£ 3,185.00	Quote Request	£ 3,550.00	Quote Request
£ 4,000,000.00	£ 3,175.00	Quote Request	£ 3,650.00	Quote Request	£ 4,050.00	Quote Request
£ 4,500,000.00	£ 2,475.00	Quote Request	£ 3,990.00	Quote Request	£ 4,550.00	Quote Request
£ 5,000,000.00	£ 3,775.00	Quote Request	£ 4,340.00	Quote Request	£ 5,050.00	Quote Request