

## Tariff of Charges for Buy to Let Purchase Plans

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
Valuation fee	Charged for obtaining a report on the condition and value of the property we will purchase with you in the BTL purchase plan. A qualified surveyor will visit and check the property.	Depends on type and value of the property – see our schedule below
Funds transfer fee	Charged for electronically transferring the finance funds to our solicitor.	£30.00
Legal fees	We will instruct a solicitor to act jointly on your and Offa's behalf. You will be required to pay their legal fees and costs which are charged by the solicitor direct to you. For further details visit <a href="http://www.offa.co.uk">www.offa.co.uk</a> .	Variable
Application Fee	This fee is charged on all products and is paid upfront at application.	£150.00
Product Fee	This fee covers our 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 (Subject to a minimum amount of £999.00)

### If you change your Facility

Please note that in certain circumstances a solicitor will be required to act for 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	Administration costs related to a new consent to lease request.	£125.00
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.  Single AST HMO or MUFB	£175.00 £275.00
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	Arrears Management Fee. This will be charged every time you go into arrears, and will continued to be charge on a monthly basis if you continue to remain in arrears.	£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
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).  Additional fee per correspondence item entered into	£25.00  £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.	At Cost
Agents maintenance and sale costs	Charges relating to the agent's costs for the maintenance and sale of a repossessed property.	At Cost

## Ending your purchase plan

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
Account Settlement 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

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.

## Valuation Fee Matrix

Valuation fees are payable upon application submission. The amount you pay depends on a combination of the purchase price and the property type. Table One outlines fees applicable to single household properties (with Assured Shorthold Tenancies) and small homes with multiple occupants or Multi Unit Freehold Blocks (up to 6 bedrooms). Properties which fall outside these criteria are subject to the fees outlined in Table Two.

**Table One**

Purchase Price / Estimated Property Value	Single Household (AST)	Small HMO and MUFB (up to 6 bedrooms)
Up to £150,000	£230.00	£555.00
£200,000	£250.00	£580.00
£250,000	£270.00	£610.00
£300,000	£310.00	£650.00
£350,000	£335.00	£690.00
£400,000	£360.00	£690.00
£450,000	£395.00	£750.00
£500,000	£430.00	£750.00
£600,000	£515.00	£805.00
£700,000	£615.00	£880.00
£800,000	£680.00	£940.00
£900,000	£740.00	£1,015.00
£1,000,000	£855.00	£1,085.00
£1,500,000	£1,275.00	£1,485.00
£2,000,000	£1,675.00	£1,885.00
£2,500,000	£1,975.00	£2,550.00
£3,000,000	£2,275.00	£3,050.00
£3,500,000	£2,775.00	£3,550.00
£4,000,000	£3,175.00	£4,050.00
£4,500,000	£3,475.00	£4,550.00
£5,000,000	£3,775.00	£5,050.00
Over £5,000,000	Price on application	Price on application

**Table Two**

Purchase Price / Estimated Property Value	Large HMO and MUFB (7 to 12 bedrooms)
Up to £200,000	£1,300
£250,000	£1,350
£300,000	£1,400
£400,000	£1,475
£500,000	£1,550
£600,000	£1,650
£700,000	£1,800
£800,000	£1,950
£900,000	£2,075
£1,000,000	£2,225
£1,250,000	£2,550
£1,500,000	£2,800
£1,750,000	£3,050
£2,000,000	£3,250
£2,250,000	£3,450
£2,500,000	£3,650
£2,750,000	£3,900
£3,000,000	£4,225
£3,250,000	£4,450
£3,500,000	£4,650
£3,750,000	£4,950
£4,000,000	£5,150
£4,250,000	£5,300
£4,500,000	£5,550
£4,750,000	£6,050
£5,000,000	£6,550
Over £5,000,000	Price on application