

CATALYST

Tariff of Charges

This Tariff of Charges has been designed to provide you with details of Catalyst and third party fees and charges; is not exhaustive and fees may vary according to the complexity of each application.

You are liable for any other expenses we incur under the terms of our agreement with you, including the costs we pay to third parties (e.g. Solicitors, Asset Managers, Receivers) that we may instruct to recover any money owed to us, or to create/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 mortgage with us, we will give you reasonable notice, stating the amount of the fee, the nature of the work covered by it and the date on which we will add the fee to your mortgage.

If you have questions regarding fees or charges, please contact us on 01202 112 900, thank you.

UPFRONT FEES

These fees are payable before your first monthly payment and/or with each advance. They will be deducted from your gross loan amount and be interest bearing. You can pay all/some of these fees immediately, so that interest is non bearing.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	COST OF CHARGE
Arrangement /Facility fee	Pays for the arranging and completing your mortgage. If you have a broker/ intermediary who introduced your enquiry to us, we may share some of this fee with them.	Typically, 2% of the loan amount. Confirmed on your offer letter
Legal fee	Pays for the work undertaken by the Solicitor instructed by Catalyst to act on our behalf for the property transaction. You are required to pay these charges. They are in addition to the charges made by the solicitor acting on your behalf.	Varies based on third party cost, directly paid to Solicitors acting
Administration fee	Contributes towards the administration costs in completing your mortgage, for example liaising with all parties' solicitors and the underwriting/credit process.	from £495
Re-inspection administration fee	Administration of Asset Manager/Monitoring Surveyor inspections if your loan includes building or renovation works with subsequent draw down payments. This is in addition to the Asset Manager/Monitoring Surveyor inspection fee.	£150 per re-inspection /draw down
Valuation fee	Pays for the 'lender's valuation report', which we use to calculate how much we are able to lend to you. This is separate from any valuation or survey of the property you may undertake separately.	Varies based on third party cost, paid directly to the valuer/surveyor
Asset Manager /Monitoring Surveyor inspection fee	Pays for the Asset Manager/Monitoring Surveyor who will check costings and project viabilities on our behalf.	Varies based on third party cost, payable directly to the AM/MS
Packager fee/ Broker fee	Pays for the introduction and administration of your loan to us the lender. These fees will be detailed on your offer letter.	Varies

LOANS ARE ONLY AVAILABLE TO OVER 18s, SUBJECT TO STATUS, UNDERWRITING AND VALUATION. THINK CAREFULLY BEFORE SECURING OTHER DEBTS AGAINST YOUR PROPERTY. YOUR PROPERTY MAY BE TAKEN INTO POSSESSION IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT



FEES TO CHANGE YOUR LOAN OR REQUEST INFORMATION

These fees are payable if you change your mortgage or request extra documentation.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	COST OF CHARGE
Consent to lease fee	Pays for each 'consent to let agreement' and will be charged for each new tenancy. This fee applies if you want to let your property but do not have a buy to let mortgage. Letting is subject to Catalyst approval and may not be granted.	£125
Data access request fee	Pays for providing a copy of the personal data we hold about you. This charge is per borrower.	Up to £10
Duplicate/interim statement fee	Pays for providing a copy of a previous statement, an interim statement or a redemption statement, over and above one free request each calendar year.	£25
HM Land Registry search fee	Pays for completing a Land Registry Search of the security property in connection with a request to extend or amend the mortgage.	£10
Partial release fee	Pays for the removal of part of the property or land from the mortgage. Please note this is only arranged with our consent.	£125 per security
Property related costs	Pays for contacting you for non-payment of property related costs including ground rent, service charge, shared ownership rents and, if not paid, paying them and adding them to your account.	£145
Reference fee	Pays for providing a mortgage reference if requested by another lender; for example, evidence of how you have managed your Catalyst account. This will only be supplied with your permission.	£65
Request legal docs fee	Pays for supplying any original documents relating to your mortgage that you request.	£35
Letter of Non-Crystallisation	Pays for providing a letter to confirm that you have not defaulted on your debt, often requested when additional finance is provided by a third-party lender.	£25
Deed of Variation fees	Pays for amendments to be made to the security documents. Can include administration, legal, valuation, QS, Asset Manager/Monitoring Surveyor, etc.	Varies depending on variation sought
Deed of Priority	Pays for the signing of the Deed of Priority; often requested when additional finance is provided by a third-party lender.	£100 plus any third party solicitor's fees.

FEES FOR NON PAYMENT

These are the most common charges you may incur if you fail to keep up with your mortgage payments. Please note if you fail to repay your mortgage and fall into default, default interest will be applied, details of which can be found in your facility letter. If you have any concerns about the repayment of your loan, please contact our Servicing Team as soon as possible to discuss your options, thank you.

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	COST OF CHARGE
Agents' maintenance and sale costs	Pays for Agents' costs for the maintenance and sale of a repossessed property.	Varies based on third party cost
LPA receiver charges	Pays for the appointment and subsequent costs incurred by an LPA receiver relating to the management and sale of the property.	Varies based on third party cost
Possession fee	Pays for our costs involved in taking a property into possession.	Varies based on third party cost
Property/ occupancy check	Charged when the account is in default and it is necessary to instruct a third-party agent to visit the property to establish the occupants and/or condition of the property.	Varies based on third party cost
Solicitors' charges for repossession/ receivership	Legal fees charged for solicitors acting in the receivership, repossession and subsequent sale of the property.	Varies based on third party cost
Final demand letter/Rights of reservation	These are the most common charges you may incur if you fail to keep up with your mortgage payments or if you fail to repay within the agreed loan term.	Varies based on third party cost

END OF MORTGAGES FEES

These charges may be payable at the end of your mortgage

NAME OF CHARGE	WHAT THIS CHARGE IS FOR	COST OF CHARGE
Early Repayment Charge (ERC)	Catalyst does not charge for the early repayment of bridging finance loans. Please note loans may be subject to a minimum term; if applicable, details will be confirmed in your Heads of Terms and Facility Letter.	No charge
Exit fee	May be charged upon redemption of your loan, details will have been provided on your Heads of Terms and Facility Letter.	Loan specific, see your facility letter
Legal fees	Pays for the work undertaken by our solicitor for dealing with the redemption of your loan including providing your redemption statement, assisting with enquiries and releasing the charge over the security address(es). Please note that your solicitor/conveyancer may charge you a separate fee for their work on the release of your security at the end of your mortgage.	Varies based on third party cost
Mortgage term extension fee	Charged each time an extension is granted. Please note extensions are at the full discretion of Catalyst and may not be granted.	From 1.0% per 3 months of new borrowing, based on gross loan
Redemption statement fee	Pays for administering a redemption statement.	£100 per statement provided
Fund transfer fee /CHAPS fee	Pays for electronically transferring the redemption funds. Also known as a 'Telegraphic transfer fee'.	£35 per transfer

Please note: third party fees may include VAT at the applicable rates

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