

## Legal Fee Scale - Bridging Loans

| Loan size    | InterBay Legal Costs   | Combined Legal Costs (InterBay and Client) |                |
|--------------|------------------------|--|----------------|
|              | Purchase or Remortgage | Remortgage                                 | Purchase       |
| £0 +         | £750                   | £1,600                                     | £2,100         |
| £250,000 +   | £950                   | £2,000                                     | £2,500         |
| £500,000 +   | £1,150                 | £2,500                                     | £3,000         |
| £1,000,000 + | On application         | On application                             | On application |

\* Bridging Dual Representation is not available for loans over the value of £2,000,000 or for development loans.

| Property Value                    | Fees per Additional Title<br>(excluding VAT and disbursements) | Dual Representation Costs |
|-----------------------------------|--|---------------------------|
| Corporate Borrower                | £150   | £250                      |
| Assured Shorthold Tenancy         | £75  | £75                       |
| Lease                             | £175   | £350                      |
| Deed of Priority/Subordination    | £200   | £350                      |
| Deeds of Release                  | £150   | £250                      |
| Additional Charge (on same title) | N/A  | £150                      |
| Unregistered Land                 | On application   | On application            |

Please note the following assumptions:

1. VAT and Disbursements are payable in addition to the fee estimate
2. The fees quoted above are an estimate based on the following:
  - a) Title is not unduly onerous
  - b) Security comprises one property
  - c) Occupational leases are on commercially acceptable terms or properly granted AST's and no superior landlord consents need to be obtained
  - d) The loan proceeds to completion within a reasonable timescale and does not become unduly complicated
  - e) The transaction comprises an arms length purchase at full market value with the consideration being paid in cash upon completion (on a purchase)
  - f) The planning status of the property is readily apparent with no outstanding elements and no development is ongoing or intended is not a new build/has not been subject to substantial works within the last 5 years

These costs do not include any disbursements incurred in the course of the transaction. These will be in addition to the fees set out above. These costs are predicted on using No Search Insurance for re-finance transactions. The cost of the insurance will be charged in addition. Loans comprising multiple properties will be individually quoted. The fee quotes provided are on the basis that the matter is straightforward with no unforeseen complications All legal fees will be deducted from the draw-down of the loan advance.