

# Commercial Mortgages Valuation & Legal Fee Scales

Valuation Fees			
Residential Investment		Commercial Property (including HMOs)	
Property value*	Standard valuation fee (Inc VAT)	Property value	Standard valuation fee (Inc VAT)
£75,000 – £100,000	£355.00	Up to £200,000	£690.00
£100,001 – £150,000	£390.00	£200,001 – £250,000	£810.00
£150,001 – £200,000	£410.00	£250,001 – £300,000	£930.00
£200,001 – £300,000	£505.00	£300,001 – £400,000	£1,050.00
£300,001 – £400,000	£575.00	£400,001 – £500,000	£1,170.00
£400,001 – £500,000	£640.00	£500,001 – £600,000	£1,290.00
£500,001 – £600,000	£695.00	£600,001 – £700,000	£1,410.00
£600,001 – £700,000	£755.00	£700,001 – £800,000	£1,540.00
£700,001 – £800,000	£810.00	£800,001 – £900,000	£1,670.00
£800,001 – £900,000	£865.00	£900,001 – £1,000,000	£1,800.00
£900,001 – £1,000,000	£920.00	£1,000,000 – plus	Available on request
£1,000,000 – plus	Available on request		

\*minimum property value £75,000.

Other Residential Investment Valuation Fees	
Fee type	Fee (Inc VAT)
Retypes	£60.00
Retype with photographs	£77.00
Reinspection	£83.00
Revaluation	
External appraisal	£68.00
Desk top appraisal	

Valuation fees are for a standard mortgage valuation and have been agreed with Aldermore panel valuers. Fees may vary for more complex property types.

The valuation fee is not refundable once the valuation has been carried out.

# Commercial Mortgages Valuation & Legal Fee Scales

## Legal Fees

### Residential Investment (Plus disbursements & VAT)

### Commercial Property (Plus disbursements & VAT)

Loan amount (up to)	Purchase	Remortgage	Loan amount (up to)	Purchase	Remortgage
£250,000	£400.00	£300.00	£250,000	£700.00	
£500,000	£550.00	£450.00	£500,000	£850.00	
£750,000	£700.00	£600.00	£750,000	£1,000.00	
£1,000,000	£900.00	£800.00	£1,000,000	£1,200.00	
£1,500,000	£1,200.00	£1,100.00	£1,500,000	£1,500.00	
£2,000,000	£1,500.00	£1,400.00	£2,000,000	£1,800.00	
£2,000,000 – plus	By arrangement		£2,000,000 – plus	By arrangement	

Aldermore Bank PLC will instruct its own Solicitor. Applicants can choose to use the same Solicitor (dual representation) at additional cost (subject to agreement with the acting Solicitor), instruct their own Solicitor, or remain unrepresented where the transaction is a remortgage (third parties may be required to have separate legal representation). Please refer to the supplementary fees list overleaf for details of dual representation fees. Solicitors acting on behalf of the applicant must have a minimum 3 partners.

Applicants will be responsible for the total conveyancing costs required to undertake the mortgage transaction. Fees illustrated cover the cost of acting for Aldermore only and do not include disbursements (eg Land Registry fees) or VAT. The supplementary fees overleaf will be payable where additional work is required and fees may vary for more complex transactions. Remortgage fees are based on a title insured conveyance for loans up to £1m. Title insurance is for the benefit of Aldermore Bank Plc and will result in reduced title checks.

Aldermore Bank PLC will instruct its own Solicitor. Applicants must instruct their own Solicitor and will be responsible for the total conveyancing costs required to undertake the mortgage transaction. Solicitors acting on behalf of the applicant must have a minimum 3 partners.

Fees illustrated cover the cost of acting for Aldermore only and do not include disbursements or VAT. The supplementary fees overleaf will be payable where additional work is required and fees may vary for more complex transactions.

# Commercial Supplementary Legal Fee Scale

Supplementary Fees (Plus VAT)		
Description	Residential Investment	Commercial Property
Additional mortgage accounts to be redeemed	£50.00 per additional charge	
Additional titles	n/a	£Case dependent (depending on number and complexity of titles)
Arranging and checking indemnity policies (none title insured)	£50.00	
Assignment of rent	£150.00	
Assured shorthold tenancy/other tenancy agreement preparation/approval	£100.00	
Bank transfer of funds (to the customer or back to Aldermore)	£35.00	
Change of customer name by deed poll	£50.00	
Commercial lease report	n/a	£250.00 per lease
Corporate borrowers	£75.00	
Corporate guarantee	£350.00	
Commercial deed of priority	£650.00 (on Aldermore form) / £Case dependent (on bespoke document)	
Dealing with an independent solicitor (other than the customer's solicitor)	£130.00 per hour	
Debenture	£150.00 (on Aldermore form) / £400.00 (on bespoke document)	
Debit/credit card admin charge	Switch/Debit cards - no charge Credit cards - up to £200 - no charge, £201 - £1,000 - £25.00, Over £1,000 - £50.00 and 2.75% of balance	
Deed of Postponement	£150.00 and any fee charged by HMLR	
Deed of Variation	£150.00 (on Aldermore form) and any fee charged by HMLR £Case dependent (on bespoke document for commercial transaction)	
Documents/leases admin fee that have to be ordered	£10.00 and document cost (for each document)	
Dual representation	Purchase: £500 for loans up to £1m and £1,000 for loans up to £2m Remortgage: £300 for loans up to £2m	n/a
Easements (deed of grant/release of easement required)	£150.00 and any fee charged by HMLR	
First registration (incl titles currently on the Register of Sasines)	£150.00 and any fee charged by HMLR	£Case dependent (depending on number and complexity of titles)
Forwarding a copy of Title Information or deeds	£10.00	
Insufficient postage fee	£10.00	
Merger of a freehold and leasehold	£20.00 and any fee charged by HMLR	
HMO (per property)	£50.00 per licence	n/a
Personal Guarantee	£250.00	
Registering a 3rd party transfer or lease	£100.00 and any additional land registration fees, searches, or stamp duty land tax payable and any fee charged by HMLR	
RX3/RX4 forms	£50.00 and any fee charged by HMLR	
Simple Declaration of Trust	£150.00	
Special clearance or cheque cancellation fee	£25.00	
Statutory Declaration	£100.00	
Transfer of Equity (acting on behalf of Aldermore only)	£100.00	
Transfer of Equity (additional fee for also acting on behalf of the customer)	£100.00	
Bespoke sundry additional work	By agreement with customer prior to work being undertaken to include any third party fees	