

Legal Fee Scale - Term Loans

Loan size	Commercial/Semi-Commercial			Buy to let/HMO	
	Interbay Legal Costs	Combined Legal Costs (Interbay & Client)		Interbay Legal Costs	Combined Legal Costs (Interbay & Client)
	Purchase or Remortgage	Purchase	Remortgage	Purchase or Remortgage	Purchase or Remortgage
Up to £100,000	£950	£2,500	£1,700	£650*	£1,400**
£100,001 - £300,000	£1,250	£3,000	£2,125	£750*	£1,625**
£300,001 - £500,000	£1,450	£3,500	£2,350	£850	£1,750
£500,001 - £750,000	£1,650	£4,125	£2,650	£950	£1,950
£750,001 - £1,000,000	£1,950	£4,650	£3,000	£1,050	£2,175
Over £1,000,000	£2,250 or 0.1% (whichever is greater)	POA	POA	£1,150 or 0.1% (whichever is greater)	POA

Minimum £850 for limited company or partnership loans. ** Minimum £1,750 for limited company or partnership loans. Charges will apply for each additional title on the same loan - please see below.

Property Value	Fees per Additional Title (excluding VAT and disbursements)
Up to £500,000	£350
£501,000 - £1,000,000	£650
£1,000,001 and over	£950

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.