

FOR INTERMEDIARY USE ONLY



Tariff of Charges



Foreword

Welcome to Black & White Bridging – where we believe in doing things the right way, with **no grey areas**. Just honest, straightforward lending you can count on.

This Tariff of Charges has been put together to give you a clear picture of any fees and costs related to our bridging finance solutions. We've done our best to make sure everything is easy to understand, so you know exactly what to expect when working with us.

We know that when you're navigating property deals, development projects, or any fast-moving opportunities, time is everything. That's why our aim is to provide not just flexible finance, but the speed, clarity, and service that make a real difference when it matters most.

Please take a few moments to read through this document. It's there to help you, now and in the future, so we recommend keeping it somewhere safe. And if anything doesn't quite make sense or if you just want to talk something through, our team is always here for you.

Thanks again for considering Black & White Bridging as your bridging finance partner.

Warm regards,

Martyn Smith

Chief Executive Officer



Administration

We aim to be as transparent as possible with our products. This tariff of charges sets out the administration fees and costs applicable to your loan when carrying out certain requests. These fees and costs are supplementary to any stated within your facility documentation. These fees and costs may be reviewed from time to time, but you will be notified of any changes that apply to you.

Charge	Description of Charge	Value of Charge
Reviewing and processing drawdowns	Charge for request of reviewing documents, assess supporting documents and approval and release of further funds	£ 499
Varying a term or condition of your offer	Charge for amending or changing the original agreement	£ 180
Written post completion communications for conditions subsequent	Charge for written follow ups between lender and borrower after the loan has completed	£ 95
Entering into or amending a deed or security documents	Charge for changing existing documents or creating new legal documents	£ 180
Post completion property attendance	Charge for site visit or inspection carried out after a loan completes to check condition, use and progress of the works	£ 400
Providing or requesting a letter of consent, non-crystallisation or similar	Charge for issuing formal letters	£ 125
Loan reference	Charged when a loan reference letter is requested for a new mortgage, to verify your current or previous relationship with the lender	£ 125
Dealing with any other request to do with a charge or debenture	Any request to release, amend or provide documentation relating to your charges	£ 125
Approving a lease or letting	Requesting approval to lease or let the security, lenders charge to review lease/tenancy agreements to ensure it complies with our terms	£ 299
Approving a change of use, planning or design	Charged for requesting approval of change of security, review of proposal, assessing risk and planning permissions	£ 199
Insurance documentation request	Charged for requesting a renewed insurance	£ 95
Approving title amendments	Charge for changes to the legal ownership details or structure of the property title	£ 299
Redemption request	Charge for each time a redemption statement is requested	£ 55
Each abortive full or part-redemption, reduction or consent to lease	Charge for each time a redemption has not been redeemed in full according to the due date from prior redemption statement issued	£ 150
Each full or part-redemption, reduction or consent to lease	Charged if you wish to remove part of the property or land from the mortgage	£ 495

Administration

Charge	Description of Charge	Value of Charge
Formal demand	Charge imposed when issuing a formal written demand for repayment of the loan	£ 999
Appointing a receiver	Charge for appointing a receiver to take control of the property when the loan has defaulted	£1,499
Recoveries management	Monthly charge for the management of the recovering outstanding debts when defaulted	£ 499 p/m
Loan over term	Monthly charge imposed when the agreed term end date is exceeded without an extension in place	£ 150 p/m
Bank transfer	Charge for electronically transferring funds to you or your solicitor when additional mortgage funds are released	£ 49
Land registry	Charge for registering or amending the land registry	£ 25
Loan arrears	This is a monthly fee in respect of administering your mortgage if you fall one or more months behind in your payments	£ 199
Unpaid direct debit	Charged when your bank rejects a direct debit collection, or your mortgage payment is returned as unpaid by your bank	£ 30
Late payment	Charged when your interest payment is made late (3 days grace from the interest payment date)	£ 95

Legal

Charge	Description of Charge	Value of Charge
Property release per transaction (DS1)	Release of the charge over the security	£ 360
Property part-release for first transaction (DS3 / consent to lease)	Release of part of the charge over the security	£ 600
Property part-release for subsequent similar transactions (DS3 / consent to lease)	Release of a portion of the charge to allow a transaction to take place	£ 360
Capital reductions	Reduction of the capital owed	£ 195
Review of deed of easement and/or consent	Charge for examining the documents that establish rights and responsibilities	£ 595
Review of transfer or lease (part-releases / full releases affecting other security)	Reviewing documents to ensure rights of all parties involved are protected	£ 595
Dealing with further advances, facility increases and material contract changes	Dealing with further advances, facility increases and material contract changes	£ 995
Telegraphic transfer (TT) fee when dealing with funds or proceeds	Transferring funds electronically	£ 45
Any other work required		Charged at £ 150 per hour

Other

Property release per transaction (DS1) Valuation or monitoring surveyor fees will be quoted during the application stage of your loan. These fees are generally paid by you directly to the provider. (DS1)

Costs incurred when managing or dealing with your property will be in line with professional assessments and carried out by suitably qualified providers.

Repossession, enforcement and other debt recovery costs will be proportionate to any action deemed necessary by our legal and professional advisors, and will always be fair.

Insurance premiums and excesses for insurance we have incepted will be arranged through a suitable broker, or added to our block policy with a proportionate fee applied.

Meet your Portfolio team

The Portfolio Team are here to look after your borrower post-completion...



Lee Carling

Portfolio Manager

lca@nogreyareas.co.uk



Toyin Ibrahim-Igbo

Portfolio Manager

tii@nogreyareas.co.uk



Kieran Panesar

Portfolio Manager

ksp@nogreyareas.co.uk

Consumer duty

Our promise to you...

We're fair - we adopt reasonable pricing relating to each product or service. All charges are laid out to make sure it's clear and not misleading.

Understanding - we make sure you're making informed decisions based on all available information.

Ongoing reviews - we proactively monitor the charges and give enough notice of any changes and how it will affect you.

Risks (if applicable) - we regularly check in to see how your loan is progressing, if we can further support you in any way, and to make sure your journey continues to be positive with a focus on good outcomes.

Service and communication - we pride ourselves on high standards of service and communication, and we aim to achieve this for each loan completion. If you think our standards have fallen short, we'd like to hear about it.

Raising a complaint

At Black & White Bridging, we're committed to getting it right the first time, and if for any reason we don't, we'd like to hear about it. Your feedback is important to us and helps us to improve as we grow.

We will keep you informed at every stage of your complaint and how its progressing.

All formal complaints should be sent over to **help@nogreyareas.co.uk** with the following:

- Loan reference
- Your name and contact details
- Contact preference
- Details of the complaint
- Preferred outcome

Once the complaint has been received and acknowledged by Black & White Bridging, we will aim to resolve your complaint within **five working days**. If for any reason it exceeds this, we will let you know in writing via email.



Thank you for being with us.

www.blackandwhitebridging.co.uk

Truly transparent lending with **no grey areas.**

Bristol | London | Manchester

