

ROMA FINANCE | TARIFF OF CHARGES | With effect from 21st March 2023

We may, from time to time, vary the fees and charges below in the event that our costs of providing these services change. We will give you prior notice before any change takes effect. Our most current tariff is published on our website. All fees are non-refundable. When we incur any of the fees and charges set out below, such amounts will be added to the balance outstanding under your loan and interest will be charged on these amounts (at the interest rate applying at that time) until such time as the amounts have been repaid.

ITEM	WHEN IT IS PAYABLE	CHARGE
CHARGES FOR A SERVICE WE PROVIDE TO YOU		
Where other services are provided to you that are not listed below, we will notify you of these and the costs involved		
Add or remove a party	If we are asked to consider an application to change the customer(s) on the account. You may also have to pay our solicitors' costs	£495
Additional advances	If we provide a subsequent drawdown of funds following completion of the loan	£295
Approval of easements / rights of way	If you ask us to consider and/or review easements / rights of way	£450
Consent to lease	If we are asked to consider an application for you to let your property. You may also have to pay our solicitors' costs and, if valuation advice is necessary, a valuation fee may be charged	£250
Consent to change of use	If you request prior consent from us to a change of use to all or part of the property	£250
	If you did not seek prior consent to a change of use to all or part of the property and we provide retrospective consent	£1000
Consent to a further charge	If we are asked to consent to an additional loan with another lender being secured against the property	£195
Deed of postponement / letter of non-crystallisation	If you ask us to postpone our charge in favour of another lender or where we are asked to provide a letter of non-crystallisation	£500
Drawdown desktop review fee	If we have to conduct a remote review of the security in order to authorise a drawdown of funds	£150
Funds transfer fee	If you ask us to make a payment to you or a third party through the banking system	£35
Lenders insurance	If you allow the buildings insurance on the property to lapse, or do not provide us with up to date details within 14 days of request showing that the property has adequate cover in place (and with our interest noted on the policy), and so we have to arrange for an insurance policy on the property	£195 one off + £100 per month
Loan reference	If we are asked to provide information on the status and conduct of your account	£95
Part repayment	If you make a lump sum payment which reduces the balance of your loan	£295
Part sale of land / property	If we are asked to consider releasing part of the property from our charge. You may also have to pay our surveyors' fees and our solicitors' costs	£350
Post-lend visits	If we meet with you or arrange a visit to the property post-completion. This fee is payable even if you fail to attend the meeting	£495
Redemption statement	If you request a redemption statement. The first request is free of charge	£100
Revaluation fee	If we require a revaluation of the property post-completion. This fee is also payable even if you fail to attend the meeting This fee will also include an additional administration fee charged by us of £100	Variable
Section 106 agreement	If we are asked to execute / consent to a section 106 agreement	£500
Security release fee	If either a full or partial redemption of the loan occurs. This fee is charged for each security. You will also have to pay our solicitors' costs in dealing with the discharge of the loan.	£350
Statement of account	If you request a breakdown of the balance of your loan. If your loan is a term loan product, an annual statement of account will be provided free of charge (if requested by you).	£100
Undervalue sale fee	If there is a sale transaction at what is deemed (by us, acting reasonably) to be considerably less than market value	£1000
Variation of loan terms	If we agree to vary the terms of your Loan. You may also have to pay our solicitors' costs	£300
ARREARS RELATED CHARGES		
These charges may be incurred if you do not keep up to date with your payments or if an event of default occurs		
Account management fee	If your account is in arrears, and payable each month in which any arrears are outstanding (term loan products only). This is payable in addition to the missed payment fee.	£125 per month
Default notice	If we issue a default notice	£500
Issue of repossession proceedings	If we have to manage all aspects of legal proceedings with third parties (including preparing documentation)	£250
Missed payment fee	If a payment is not made within 5 working days of it becoming due (term loan products only). This is payable in addition to the account management fee.	£250
Possession asset management	If we are managing the property in possession (including liaising with agents) (payable monthly)	£250 per month
Realisation of the sale of a repossessed property	If we arrange a disposal of the property and appoint solicitors to manage the conveyancing on our behalf. You will also have to pay our solicitors' costs	£500
Receiver notice	If we have to issue a notice advising that a receiver has been instructed	£295
Receivership asset management	If we have to liaise with receivers and/or manage property and/or collect rental income	£250 per month
Repossession of property	If we have liaise with agents regarding the eviction and agreed marketing strategy in relation to a repossession of the property	£1000
Reservation of rights	If we issue a reservation of rights notice	£250
Trace fee	If we need to instruct agents to locate you or conduct an asset search	£100
Unpaid ground rent/service charge	If we receive notification of, or have to deal with your freeholder in respect of, any unpaid arrears of your ground rent or service charge. This fee is payable in addition to any unpaid ground rent/service charge we have to pay on your behalf.	£150
THIRD PARTY CHARGES		
These charges may be incurred if we instruct a third party to carry out collections, litigation or other recovery work. These charges will vary depending on the nature of the work carried out.		
Property receivership	If you are in default and we appoint a receiver to manage the property (in accordance with the legal charge). This fee is payable in addition to the receivers' costs, which you will also have to pay.	£1000
Solicitors litigation costs	If we have to take legal action against you, you will have to pay our legal / solicitors' costs (including any court fees incurred)	Variable