Fees & Charges

The fees shown below are the most common fees relating to a loan with StreamBank. This list is not exhaustive. All fees are inclusive of VAT unless otherwise stated. We reserve the right to amend the fees from time to time and if we do this during the term of your loan, we will inform you in writing.

Fees

Valuation Fee

To determine the valuation of a property StreamBank either use an Automated Valuation Model (AVM) , a Desktop Valuation or a Full Valuation. This is the fee for obtaining a valuation report to determine if StreamBank is able to proceed with the loan and at what level. This fee is usually paid upfront by you or your broker to either StreamBank or to the surveying firm.

AVM	Desktop	Shortform Valuation	Full Redbook Valuation
No Fee	As per below	As per below	Variable

Desktop

Property Value	Resi & BTL
<£99.9k	£200
>£100k to £299.9k	£295
>£300k to £599.9k	£400
>£600k to £999.9k	£525
>£1m to £1,299.9	£620
>£1.3 to £1,599.9	£720
>£1.6m to £2m	£820
The prices above exclude VAT	

Shortform Valuation – No or light refurbishment

Property Value	Resi & BTL
£100,001 - £200,000	£546.00
£201,000 - £300,000	£582.00
£301,000 - £400,000	£630.00
£401,000 - £500,000	£678.00
£500,001 - £600,000	£774.00
£601,000 - £700,000	£846.00
£700,001 - £800,000	£882.00
£800,001 - £900,000	£918.00
£900,001 - £1,000,000	£1,002.00
£1,000,001 - £1,200,000	£1,421.92
£1,200,001 - £1,400,000	£1,550.30
£1,400,001 - £1,600,000	£1,691.53
£1,600,001 - £1,800,000	£1,846.88

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£1,800,001 - £2,000,000	£2,017.78

Legal Fee

These are the fees for StreamBank to instruct its panel solicitors to act in relation to the loan. On StreamBank loans you can either opt for your own solicitor representation, which will incur costs that need to be covered or you can request for dual representation. This fee is payable directly to the acting Solicitor to ensure work on the case can commence. In the event of a case aborting, any unused legal fees will be refunded. Abortive fees may apply.

Unregulated

Legal Fees
Variable

Regulated

Loan Value	Sole Rep	Dual Rep
Up to £500,000	£1,650.00 (plus VAT)	£2,500.00 (plus VAT)
£500,001-£700,000	£1,800.00 (plus VAT)	£2,700.00 (plus VAT)
£700,001-£800,000	£1,950.00 (plus VAT)	£2,900.00 (plus VAT)
£800,001-£900,000	£2,100.00 (plus VAT)	£3,150.00 (plus VAT)
£900,001-£1,000,000	£2,350.00 (plus VAT)	£3,500.00 (plus VAT)
Over £1,000,000	By agreement	By agreement

Application Fee

This fee is charged on loans as part of the deal. This fee can be paid upfront or added to the loan. If it is added to the loan then you will pay interest at the same rate as the rest of your borrowing. A percentage of this fee is paid to the introducing broker and this amount will be shown in your ESIS or DIP

Application Fee
2%

Acceptance Fee

The acceptance fee covers costs including AVMs, Credit Report production and Admin

Acceptance Fee
£395

Monitoring Fee

Fee charged to visit the security property on a periodic basis to make sure that build works are on track and to assess the quality of those works.

Monitoring Fee
Variable

Field Agent Fees

Fee charged for our Field Agent to attend the security and conduct an inspection and interview during the loan term. Charge per visit.

Field Agent Fee
Variable

Pre completion legal fees

Fees can be charged for any legal matters pre the completion of the loan. These fees are charged by the solicitor directly to the you.

Add-ons	Uplift
Residential Lease	£350.00
Additional Property	£500.00 per property
If the Property is subject to an AST to review	£150.00
Unregistered land	£750.00 per property
Gifted deposit declaration	£250.00
Obtaining a Deed of priority/Deed of Postponement/Second Charge Consent where the Bank are taking a Second Legal Charge over a property	£350.00 per property
The transaction involves a purchase	£500.00 per property
The property includes a heavy refurbishment	£500

	Any transactions outside of the assumptions are to be quoted for separately.
Extension Fee	If you're unable to pay back the loan at the end of term and an extension is granted. This fee covers the management of the account. Extension Fee: 0.5% current loan balance
Default Fee	If your loan falls into default a fee will be applied. Default Fee: 1-2% pm
Receivers Appointed	In the unfortunate event you are unable to repay your loan, we may be forced to take legal action against you to repossess your property and / or appoint a LPA Receiver. Repossession action involves court fees as well as solicitor's/ LPA receiver's costs and any linked third-party costs and charges. Upon repossession and sale of your property you will also have to pay estate agent and conveyancing fees. The fees charged will vary as they depend on the facts of your particular case. Receiver Fee: Variable
CHAPS Fee	Fee charged to the Bank for instructing a CHAPS payment CHAPS Fee: £25

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