

| <b>MOMENTUS CAPITAL LIMITED FEES</b>                            |   |               |
|---|---|---------------|
| <b>NAME of CHARGE</b>   | <b>DESCRIPTION</b>  | <b>AMOUNT</b> |
| TT Funds transfers  | Any payments or transfer of funds   | £ 35.00       |
| Lenders Loan Administration                                     | Admin cost for Completion   | £ 550.00      |
| Redemption Admin Fee  | This covers the cost of closing the account, arranging for release of the property from our charge.                                   | £ 495.00      |
| Re-Inspection Admin Fee   | For Updated Valuation Report request (excluding Valuation Fee)  | £ 50.00       |
| Valuation and Monitoring Fee                                    | To review the report provided by PM/QS/Valuer, the assessment of your project's progress, and the evaluation of your LTV/LTGDV levels | £ 150.00      |
| Copy of Application document                                    | Any document relating to your loan per item   | £ 50.00       |
| Request for legal documentation Fee                             | Any legal document relating to your loan per item   | £ 50.00       |
| Extension Letter Fee  | Extending the remaining terms of loan   | £ 75.00       |
| Partial Release of Property Fee                                 | Payable if you want to remove part of the property from the loan.   | £ 250.00      |
| Consent to Let Fee  | Admin Cost of Consent to Let Agreement  | £ 65.00       |
| Giving you a reference  | Charged if other lenders asks us for reference  | £ 35.00       |
| Second or subsequent charge questionnaire including consent fee | This covers the cost of completing the questionnaire and considering consent to register the charge                                   | £ 100.00      |
| Unpaid Ground Rent/Service Charge Fee                           | If arrears remain unpaid, we may decide to pay them adding the amount to your loan  | £ 100.00      |
| Arrears Letters Fee   | If we have been unable to contact you and have to write you, this charge may be applied   | £ 50.00       |
| Formal Demand or Default Notice Fee                             | To notify you of our intention to instruct solicitors to start legal action   | £ 250.00      |
| Commencement of Proceeding Fee                                  | If we instruct solicitors to start legal action to repossess your property  | £ 250.00      |
| Obtaining Possession Fee  | Arranging agents to take possession of the property (excluding third party fees)  | £ 750.00      |
| Appointment of Receiver Fee                                     | Instructing receiver to manage and administer your property (excluding receiver's cost)   | £ 2,500.00    |
| Arrears Statement Fee   | Producing arrears statement   | £ 50.00       |
| Late Payment Fee  | Applicable when monthly payment is not made on time   | £ 350.00      |
| Drawdown fee  | Admin cost for Drawdown   | £ 350.00      |
| Verification Fee  | Admin cost for Verification   | £ 25.00       |
| LONC Fee  | Admin cost to provide a Letter Of Non Crystallisation   | £ 100.00      |
| Redemption Statement fee  | Admin cost for producing a Redemption Statement   | £ 50.00       |

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| Account Statement Fees  | Admin cost of every statement of account requested   | £50.00; £100.00 if requested more than a year after redemption |
| Interim Visit fee   | Representative visit to the property part way through the loan term, to ensure plans and repayment of loan are on track with the original proposal                             | £180.00 + transport costs                                      |
| Expired Loan Monthly fee  | Failure to repay on time, this fee will be charged for each month the repayment is outstanding to cover additional cost of managing your account in breach of repayment terms. | £ 100.00   |
| *Admin cost for producing any other request will be quoted at the time of demand. |  |  |