

# Tariff of Charges

## Setting up your Property Plan

### Initial charges

#### Completion fee

This covers the cost of administration in setting up your Property Plan. It also includes Title Insurance, money transfer fees and Retirement Plus' solicitors' costs including disbursements such as Land Registry searches, bankruptcy searches, Land Registry application fees on registered land and Landlord notification fees. This will be deducted from the Amount Released. It does not include any Stamp Duty Land Tax payable by you on the Amount Released or more, registration costs for unregistered land or extraordinary costs, which will be notified to you by your solicitor prior to completing the Property Plan.

**£795.00**

#### Valuation fee

This is the fee charged for the valuer to carry out a valuation of your property. The valuation fee is made up of an administration charge and the fee paid to the valuer. The fee is payable on application and is non-refundable once the valuation has been carried out.

**See  
Table  
Opposite**

#### Property re-inspection fee

This fee covers the cost of the valuer making an additional visit to the property, if required, before Retirement Plus release any monies retained from the Amount Released for works that may have been required to put your property in good order. The fee is payable when you tell Retirement Plus your property is ready for re-inspection and is non-refundable once the re-inspection has been carried out.

**£90.00**

#### Valuation fee scale

Estimated property value	Cost
£80,001 – £100,000	<b>£130.00</b>
£100,001 – £150,000	<b>£175.00</b>
£150,001 – £200,000	<b>£205.00</b>
£200,001 – £250,000	<b>£235.00</b>
£250,001 – £300,000	<b>£275.00</b>
£300,001 – £400,000	<b>£325.00</b>
£400,001 – £500,000	<b>£395.00</b>
£500,001 – £600,000	<b>£465.00</b>
£600,001 – £700,000	<b>£565.00</b>
£700,001 – £800,000	<b>£630.00</b>
£800,001 – £900,000	<b>£690.00</b>
£900,001 – £1,000,000	<b>£755.00</b>
Over £1,000,000	<b>By Agreement</b>

Old or special properties may be assessed as requiring additional survey work for which you would pay survey fees.

## Charges that may occur after the Property Plan has been set up

### Further Releases

#### Further Amount Released fee

This fee covers the cost of administration in you making a further release under your Property Plan. Further solicitors' costs may be payable and you should investigate these prior to making an application. This fee will be deducted from the Amount Released. Stamp Duty Land Tax may be payable if the total Amount Released exceeds the starting threshold of the tax.

**£195.00**

All fees are inclusive of VAT where applicable. A VAT receipt is available upon request.

### Additional information

#### Document copying

A fee will be charged if you request a copy of a document previously issued to you such as the Property Plan Agreement, Valuation Report, Annual Statement, etc or documents held with Title Deeds. The fee needs to be paid before we provide you with the documents.

**£25.00**

#### Title deeds release fee

This fee will be charged when your solicitor requests Title Deeds to be released to them for inspection. The fee needs to be paid before we provide your solicitor with the documents.

**£90.00**

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Charges that may occur after the Property Plan has been set up

## Changes to Circumstances

### Application to conduct a business from the property

A fee will be charged if you wish to conduct a business from the property which we were not aware of, and did not consent to, when you took out your Property Plan. This is payable on application and is non-refundable.

£125.00

### Application to have an additional occupant in the property

A fee will be charged if you want someone else to live in the property after you took out your Property Plan. This is payable on application and is non-refundable.

£125.00

### Application to rent out the property

This fee will be charged when you ask if you can temporarily let out the property whilst you are not living there or wish to part let your property or take in a lodger. This is payable on application and is non-refundable.

£125.00

### Application to add or remove a resident from the Property Plan

This fee will be charged when you wish to add or remove a name from the Property Plan for any other reason other than death. Further legal costs will apply and you should investigate these prior to making an application. This is payable on application and is non-refundable.

£125.00

### Sale of part of the property

This fee will be charged when you wish to sell part of the property. A valuation of the property will also be required. Further legal costs will apply and you should investigate these prior to making an application. This is payable on application and is non-refundable.

£125.00

### Unpaid buildings insurance

This fee will be charged if we are advised that you have not maintained buildings insurance cover on your home. You will also be responsible for the premiums on any alternative cover we may arrange.

£125.00

### Unpaid ground rent, service charges or other property costs

This fee will be charged if we are advised by your freeholder that you have not paid ground rent or service charge payments or other property costs. You will also be responsible for any costs we pay on your behalf.

£125.00

### Improvements to the property

A fee will be charged when you ask us to recalculate the percentage share of the property that we have rights to, after improvements are made or we pay for maintenance to the property and wish to amend our share to reflect the costs we have incurred. A revaluation of the property will also be required.

£125.00

### Breach of the Property Plan terms

This fee will be charged should you not abide by the terms of the Property Plan Agreement. All legal costs we incur will also be payable by you.

£125.00

### Property Plan cancellation fee

This fee will be charged to meet Retirement Plus' administration costs if the property is sold or you terminate the Property Plan.

£300.00

All fees are inclusive of VAT where applicable. A VAT receipt is available upon request.