



Business Tariff

AMC's 'Business Tariff' sets out the basic charge for when a loan is arranged. Once the loan has been set up, there are normally no further charges (with the exception of the AMC Flexible Facility detailed overleaf).

Circumstances may arise, however, when you want to change the arrangements. You might wish to sell part of the land held by AMC as security, grant an easement or admit a new partner to your farm business. The tariff includes the maximum charges for these and other services most frequently requested.

You will always be advised of the particular charges which apply to a transaction and when they are payable. This information will be given before the charges are incurred or at the time the service is provided. VAT will be added when applicable.

AMC reserves the right to alter this tariff and any charges made.

If you have any queries on any matters covered by this tariff, please telephone 01264 334344.

Our service promise

We aim to provide the highest level of customer service possible. However if you experience a problem, we will always seek to resolve this as quickly and efficiently as possible.

You can request a copy of our 'How to voice your concerns' leaflet by calling 01264 334747.

Please contact us if you'd like this in Braille, large print or on audio tape.

We accept calls made through RNID Typetalk.

Calls may be monitored or recorded in case we need to check we have carried out your instructions correctly and to help improve our quality of service.

Borrowing arrangements

Administration charges

New or additional loan	Negotiable (minimum £750)
In addition, if loan drawn down in tranches (e.g. building project)	£120 per tranche
Roll-over of interest only or endowment loan at maturity	Maximum of 0.5% of the loan at maturity amount renewed, with a minimum of £200

AMC fees are payable when a formal loan offer is accepted, whether the loan is taken or not. Fees and costs can usually be added to the loan.

Same day money transfer (CHAPS) £30

Legal Costs

You are responsible for your own and AMC's legal costs.

An estimate of AMC's costs will be given on request.

Interest Charges

Calculation AMC calculates interest on a daily basis on the actual capital outstanding on that day. Any capital repayments are applied to the account with immediate effect.

Charging Interest is charged monthly or quarterly. All interest is charged to your account on a given day, but payment is not due for 17 days. This means that you will receive a statement and have 14 days notice of the amount due.

Payment Instalments can be paid monthly, quarterly or half-yearly on dates which suit the cash flow of your business. We should point out that, since interest is charged monthly or quarterly, borrowers who elect to pay on a half-yearly basis will incur additional costs because of the delay in interest collection.

Changing the agreement between us

AMC's consent to changes to the agreement is required under the terms of the loan. Examples of such changes include transactions where a third party is to be given an interest in the security (such as the creation of tenancies, gas/water easements, development rights and options to purchase). Consent is also required when you wish to amend the security held or the parties to the agreement.

The following charges apply:

Release of security

Release part of the security held by AMC, other than milk quota	£525
Release of milk quota attached to land held as security by AMC	£100

Other changes to security

Change of ownership, or substituted security*	Maximum £525
Consent to easement, Telecommunication Lettings and Assured Shorthold Tenancies	£300
Consent to option, planning, environmental agreements, letting or other agreements*	£350

You will be responsible for any fees incurred in the event of a formal valuation being required because of a change to the security held by AMC and/or any legal fees should AMC require to take legal advice. Estimates will be provided on request.

Please note that the whole fee, or a proportion of it, may be payable should AMC make an offer but the transaction does not proceed to completion.

For any transaction of a complex nature we reserve the right to charge a fee commensurate with the work involved. A quotation will be provided where appropriate.

**In all cases AMC will instruct independent solicitors and you will be asked to pay our legal costs. Estimates are available on request.*

Interest and repayment

The following charges apply where changes to interest and repayment arrangements are made:

Altering loan term, interest rate, loan type or repayment frequency	£225
(In addition a redemption charge may be payable, see 'Fixed rate redemption charge' below.)	

Early repayment

Loans can be repaid early, but there will be a charge in respect of the administration costs that AMC incurs.

Handling charge for early repayment of all borrowing (Applied in all cases when the mortgage account is repaid before the contractual date. This charge is applied in addition to any breakage costs, and/or fixed rate redemption charge referred to below.)	£525
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The charge covers:

- preparation and checking of redemption statement and (if any) breakage costs and/or fixed rate redemption charges;
- correspondence with you and/or your professional representative;
- repayment of all loan accounts;
- re-allocation of loan money by AMC;
- preparing, checking and executing all legal documentation required to discharge the mortgage;
- checking of account, registered title and/or deeds to establish whether there is any second charge;
- re-assigning any life policies (if necessary);
- the release of unregistered title deeds and documents or discharge of registered charge at H M Land Registry

Handling charge for repayment of a single loan or capital reduction **£55**

Breakage costs

If, within the first five years of the loan, you prepay more than half of the original total loan amount a charge will be incurred on the amount repaid in addition to any handling charge as follows:

Repayment within year	1	2	3	4	5
Number of months' interest payable	5	4	3	2	1

(interest will be charged at 2% over AMC's Base Rate from time to time). AMC lends for a minimum term of 5 years. Our highly competitive interest rates are based on a loan remaining outstanding for this minimum term. If the loan is repaid within the first 5 years there will be a breakage fee.

Fixed rate redemption charge

In addition to the above charges, if you wish to prepay all or any part of a fixed rate loan, a redemption fee may be payable.

This will only apply where the standard AMC fixed rate, for the same term of years as your loan, was higher at the date your loan was drawn (or, as the case maybe, the date your loan became a fixed rate loan) than the standard AMC fixed rate for the unexpired term of your loan at the date you prepay. The early repayment charge is calculated by reference to the difference in these two fixed interest rates and the unexpired term of your loan.

We can tell you about any early repayment charge payable on your fixed rate loan on request.

The early repayment charge is applied to cover AMC's commitment to the funding arrangements which AMC is required to make to maintain the fixed rate loan over the original term with you.

Please note that the cost of repaying a fixed rate loan can be very substantial.

An example can be supplied on request.

Provision of information and dealing with title deeds

All information is held in the strictest confidence by AMC and will only be disclosed in circumstances where we are legally compelled to do so, it is in the public interest, it is necessary to protect us from loss or you request us to do so. Related charges are as follows:

Provision of deeds or deed information

Sending title deeds to your solicitors **£75 + vat**

Arrears

Overdue instalments

Administration fee **£100 per quarter for each overdue instalment, together with additional interest (22.8%) on the arrears involved**

If instalment payments are overdue, a higher rate of interest will be charged on the amount of arrears, until these are cleared. This rate (presently 1.9% per month: 22.8% per annum annualised) is subject

AMC will waive this fee when deeds are required in cases where you have accepted an offer to borrow further money or where you have paid a fee for changing the agreement between us. The fee covers the cost of correspondence, checking and scheduling the deeds (as necessary) and sending the deeds to your solicitors.

Copying deeds or other documents **£20 per document**

Provision of account information

Completion of an information questionnaire (depending on complexity) from your other mortgagee(s) **Up to £200**

Completion of full account audit - for accountant **£55**

Status enquiry - letter confirming details and conduct of account for banks **£30**

Statements

Statement of account **Free**

You should retain information supplied to you regarding your account. Instalment statements, for example, may be required by your accountant in order to complete your tax returns. There is a charge for supply of duplicate information as follows:

Duplicate statement **£15**

Please note that VAT will be charged on all the fees shown above under the heading "Provision of information and dealing with title deeds".

AMC Flexible Facility

Administration charges

Facility fee **Negotiable (minimum £750)**

Annual facility charge (paid in arrears) **0.5% of the account limit**

Same day money transfer (CHAPS) **£30**

Standard money transfer **Free**

Changing your nominated account **£55**

Changing your instalment amounts **Free**

Re-negotiating your facility

Increasing your facility limit **Negotiable facility fee (minimum £750)**

Reducing your facility limit between anniversary dates* **£55**

Reducing your facility limit on the facility completion anniversary date **Free**

* The annual facility charge applied to your facility at the end of the year will reflect the part of the year at the lower limit.

Extending the term of your facility

Extending the term of the facility between anniversary dates **£55**

Extending the term of the facility on its anniversary date **Free**

Early closure

If, during the course of your facility, you decide to close it, charges will be as follows:

50% of the annual facility charges outstanding to the end of the term or re-negotiated term of the facility and:

If AMC needs to discharge the mortgage over the security property **£525**