



AL RAYAN BANK



SHARIA COMPLIANCE GUARANTEED

Rent not interest



Banking you can believe in

Home Purchase Plan

alrayanbank.co.uk

Tariff list

Fees when you apply

Administration fee

Al Rayan Bank charges a fee that covers the administrative and operational costs in processing your HPP application.

The fee charged depends on the product that you take. The fees that currently apply are detailed on our website, and the fee that relates to your particular product is detailed in the Risks and Features document that we provide to you.

If we choose not to progress with your HPP application through no fault of yours, we will issue you a full refund of the administration fee. If you withdraw your application or if we decline your application because you have misrepresented yourself, the administration fee will not be refunded.

Valuation fee

To progress with your HPP application, we require a property valuation report to establish the value of the property and if the property is suitable security for the HPP.

We will arrange for a surveyor to inspect the property and issue this report. A copy of the report will also be sent to you with your HPP offer of finance.

The fee for this report is paid by you and is non-refundable. You can choose between two different types of valuations which are detailed on the next page.



Valuation reports when you apply

There are two valuations that you can choose between, the cost of the valuation depends on the value of the property and the type of valuation report that you choose. Please refer to the table of valuation fees on the next page to find out our charges.

Standard valuation report

A standard valuation report is a general inspection carried out on behalf of Al Rayan Bank by a qualified valuer to help Al Rayan Bank decide if the property is suitable security for the HPP.

The standard valuation report does not consider the wider condition of the property because many aspects of the wider condition do not directly affect the value of the property and therefore, the security of the HPP.

For this reason, the standard valuation required by Al Rayan Bank may not be suitable for you, particularly if you require specific details about the general condition of the property.

Royal Institute of Chartered Surveyors (RICS) HomeBuyer report

The HomeBuyer report is an easy to understand guide to the significant defects evident within a property. The main aim of this report is to help you understand the condition of the property, before you commit to the transaction. It is not used by Al Rayan Bank as we will rely on our own standard valuation report to find out about the property.

RICS owns the HomeBuyer report format and controls who can use it. Only a RICS qualified surveyor can provide a HomeBuyer report.

The HomeBuyer report looks at both the exterior and interior of the property, and includes advice on defects that may affect the value of the property, with repair and ongoing maintenance advice.

In general, it helps potential homeowners to evaluate the financial and practical implications of the property in its present condition and can be used as a tool to negotiate when defects are identified.

A HomeBuyer report comes at an additional cost to the standard valuation report, and can be carried out at the same time as the standard valuation report that we require.

Please refer to the table of valuation fees on the next page to find out our charges for a combined valuation and HomeBuyer report. The combined HomeBuyer and standard valuation report fee is non-refundable.

Table of valuation fees

Property value	Standard valuation report fee	Refinance valuation report fee	Combined valuation & HomeBuyer report fee
up to £60,000	£170	£145	£579
£100,000	£201	£171	£656
£150,000	£247	£209	£819
£200,000	£285	£242	£915
£250,000	£316	£269	£990
£300,000	£347	£295	£1,063
£350,000	£401	£341	£1,117
£400,000	£456	£388	£1,170
£450,000	£521	£442	£1,233
£500,000	£588	£498	£1,297
£550,000	£633	£539	£1,359
£600,000	£679	£577	£1,421
£650,000	£706	£600	£1,473
£700,000	£733	£623	£1,526
£750,000	£772	£656	£1,576
£800,000	£810	£690	£1,626
£850,000	£829	£704	£1,651
£900,000	£850	£722	£1,676
£950,000	£889	£754	£1,750
£1 Million +	On request	On request	On request

Re-inspection fee	Up to £150,000	Up to £250,000	Up to £500,000	Up to £1,000,000	£1 Million +
	£190	£250	£354	£426	£480



Fees during the processing of your HPP application



Solicitors fees and expenses

The Law Society suggests that for Islamic finance transactions, two sets of solicitors are involved. One set of solicitors represents you, the other set of solicitors represents Al Rayan Bank.

The cost of both sets of solicitors is covered by you.

Al Rayan Bank has created a panel of solicitors who are experienced in the conveyancing process for Islamic finance transactions.

We are confident that by using one of our panel solicitors, the conveyancing process will proceed more smoothly than if you choose your own solicitor, who may not have the same level of experience with Islamic finance.

You are not obliged to use one of our panel solicitors and you can opt to instruct a firm of your own choosing.

However, if you choose to proceed with one of our panel solicitors, Al Rayan Bank will make a **£400** (including VAT) contribution towards the Al Rayan Bank legal costs, which are usually around **£500** (including VAT).

Due to the level of administrative work required, the legal costs incurred for the new build properties could be substantially more.

If for some reason the fees are substantially more than this, you will be advised as early as possible in the process.

If after you have received your HPP offer you make the decision not to proceed, or if we exercise our right to withdraw the offer because our full requirements have not been fulfilled, you will be liable to pay our actual legal costs incurred.

Fee assisted HPP

Al Rayan Bank offers a range of fee assisted HPPs which are designed to help cover some of the costs associated with taking out a HPP.

For details of the fee assisted HPP range, please visit our website alrayanbank.co.uk.

If you choose a fee assisted product, Al Rayan Bank will waive the administration fee that applies to your HPP.

In addition, Al Rayan Bank will assist with the valuation fee costs. The full details of the assistance we provide will be confirmed to you in the Financial Information Statement that we send to you before your HPP completes.

Furthermore and following the completion of your HPP, if you opt to use one of our panel solicitors, we will make a **£500** (including VAT) contribution towards the Al Rayan Bank legal costs.

If you appoint a solicitor from our panel to act on your behalf, we will also pay to you a cashback amount which can be used towards the cost of your own solicitor. The total amount of cashback you receive will be confirmed to you in the Financial Information Statement that we provide to you.

However, you should note that if you clear your finance in full, prior to the expiry of a fixed or discounted rental rate, you will become liable to pay to us the administrative fee, and repay any refund of valuation or cashback amount we pay to you after completion of your HPP.

The full details of any fee assistance that you receive will be included in the Financial Information Statement that we provide to you.

Amendments to offers

If following the receipt of your HPP offer, there is a change in your circumstances which requires us to produce a new offer, a fee of **£50** will be payable by you for each amended offer.

CHAPS transfer fee

Al Rayan Bank uses CHAPS (Clearing House Automated Payment System) to transfer the finance amount to our solicitor.

There is a **£15** charge for using CHAPS which is paid by you.

Al Rayan Bank's panel of solicitors do not provide conveyancing services in Scotland. Al Rayan Bank will make the contribution towards Al Rayan Bank's legal costs for all customers in Scotland, and cashback for Fee Assisted HPP customers irrespective of the solicitor chosen.

Fees during the HPP term

Additional Acquisition Payment (AAP)

These are additional payments over and above the regular monthly acquisition payments that you will make to Al Rayan Bank.

AAPs can be used to either reduce your finance term, or reduce your monthly payments.

These payments can be made in each rent review month, and Al Rayan Bank will need to be in receipt of cleared funds by the 20th of that month.

The payments are subject to a minimum amount of **£4,000** and incur a small administration fee of **£25**. You should note that no AAPs are permitted on a fixed HPP product during the fixed rental rate period.

Information about your account

- ▶ If you need a further copy of your annual statement - **£5 a copy**
- ▶ If you need copies of any correspondence we have sent relating to your account - **£25**
- ▶ Copy of Deeds (or any part thereof) - **£25 (up to 10 pages)** or **£50 (11+ pages)**

Additional administration fees

Under the terms and conditions of the legal agreements, we have the right to charge you reasonable fees for any administration in connection with your HPP account.

You will also have to pay our solicitor's charges that may arise from any administration, changes to your HPP account or changes to the terms and conditions of the legal agreements requested by you.

Any additional administration fee will be agreed with you in advance and prior to processing your request.

Fees when you settle your HPP account in full

These include discharge of the Legal Charge at HM Land Registry, administering the account and where necessary, sending documents by secure post.

- ▶ England and Wales - **£200 + VAT**
- ▶ Scotland - **£175 + VAT and £60 Land Registry Fee**
- ▶ Settlement statement and revised settlement statements - **£20**

Fees which may be charged in other circumstances

Delayed payment

If you are behind with your acquisition payments or rent payments, we will charge fees to help us cover our administration costs. Once the costs have been recovered, we will donate any additional amount to charity. This has been approved by our Sharia Supervisory Committee and Al Rayan Bank does not profit from any extra income.

Circumstances	Fees
When a monthly HPP payment is not made or missed	£8
Arrears management fee	£16
When we have to pay ground rent or a service charge because you failed to do so	£100 plus ground rent or service charge
If we need to check the property	As per standard valuation report fee
Further costs and fees if legal action is taken	The total amount charged will depend upon the circumstances of your case
Our solicitor's fees	You will have to pay our solicitor's charges if we have to enforce our rights under the legal documents
If we take possession of the property, we will charge costs for securing it and in connection with its sale under our powers of enforcement	The total amount charged will depend upon the circumstances of your case

All fees quoted in this booklet are inclusive of VAT where applicable unless otherwise stated.

If we don't get it right

Al Rayan Bank PLC will endeavour to ensure that you receive the highest standard of service and that you are treated with courtesy at all times. If you are unhappy with any aspect of our service, we would like to know why.

For a copy of our Customer Care leaflet dealing with our complaint handling procedures, please call our Customer Care team on 0800 4086 407.

Membership of the Financial Services Compensation Scheme

Al Rayan Bank PLC is a member of the Financial Services Compensation Scheme.

You may be entitled to compensation from the scheme if we cannot meet our obligations. This depends on the type of business and the circumstances of the claim. Home Purchase Plan advising and arranging is covered for 100% of the first £50,000.

Further information about the compensation scheme arrangements is available from the FSCS. www.fscs.org.uk

Data Protection Act

Under the Data Protection Act you have the right of access to your records.

Should you wish to exercise this right, please write to:

The Data Protection Officer
Compliance Department
Al Rayan Bank PLC
PO Box 12461
Birmingham
B16 6AQ

YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP THE PAYMENTS ON YOUR HOME PURCHASE PLAN

Al Rayan Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Our firm reference number is 229148. Al Rayan Bank PLC is incorporated and registered in England and Wales. Registration No. 4483430. Registered office: 44 Hans Crescent, Knightsbridge, London, SW1X 0LZ.



AL RAYAN BANK

Want to **know more**
about any of our
products or services?

Call us on:

0800 4083 093*

Monday to Friday, 9am to 7pm.

Saturday, 9am to 1pm.

*Calls may be recorded for training
and security purposes.

Visit: alrayanbank.co.uk

Write to: **Al Rayan Bank, PO Box
12461, Birmingham, B16 6AQ**

Or visit any of our branches.

Banking you can **believe** in