

Real Estate Finance - Tariff of Charges

Interest rate	Margin over 3 month EURIBOR as stipulated in the facility letter
Unutilisation fee	1.0% p.a. charged on the undrawn portion of the loan
Processing fee	1% (minimum EUR 2,500) varies by project risk/transaction complexity
Annual review/ Renewal fee	0.10% p.a. of balance utilised (debit balance) on each annual loan/facility review minimum €500 per annum
Waiver fee	€100 per waiver collected upon issuance of waiver letter
Loan extension fee	0.3% to 0.4% flat (as per "Processing fee") payable prior to the signing of the facility letter a minimum €1,000 is applicable
Quarterly site visits	€250
Architect valuation	All expenses directly related to obtaining a valuation from a FIMBank nominated architect. Refer to the architect valuation fees schedule shown overleaf
Legal fees	All legal and other expenses directly relating to the preparation of security documents and perfection of security for the facilities. Refer to the indicative legal fees schedule shown overleaf
Hypothec/ Privilege charges	€100 flat on renewal/s and cancellation/s plus Registry fees
Searches (Public Registry)	€50 per contracting party plus all Public Registry fees
Searches (Land Registry)	€50 per property plus out of pocket expenses plus all Land Registry fees
Security Item release fee	€50 per item of security released (applicable for each individual release eg. life insurance, pledge on shores etc. Not applicable to guarantees and other undertakings.
Guarantees of Gov of Malta Entities	0.5% per annum or part thereof minimum €200 to MEPA or other government parastatal bodies for the purposes of real estate transactions
Advising of Irregularities	€50
Loan late payment	€50 per calendar week following one month grace
Account Maintenance Fees [Active/Inactive]	Euro equivalent of USD 100 per annum applicable on each year anniversary of account opening. Euro equivalent of USD 100 per quarter applicable if the account is left dormant for a minimum of 2 years from last activity.

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Architect Valuation Fees	Valuation	Fee Payable (ex-VAT)
	Up to €250,000	€300
	€250,001 to €500,000	€550
	€500,001 to €1,000,000	€1,000
	€1,000,001 to €1,500,000	€1,500
	€1,500,001 to €2,000,000	€1,900
	€2,000,001 to €2,500,000	€2,300
	€2,500,001 and over	€2,300 + 0.04% of the remainder

The same fees apply for the mandatory architect revaluation which takes place every 3 years as well as second charges and cross collateral instances

Legal Fees	Contract Loan Amount	Fee Payable (ex-VAT)
	Up to €500,000	0.4%
	€500,001 to €1,000,000	0.3%
	€1,000,001 to €3,000,000	0.25%
	€3,000,001 and over	0.2%

The above architect and legal fees rates may vary and are only for indicative purposes. Facility letter takes precedence

Remittances/SEPA transfers	Outward Remittances Charges	(EUR currency)
	Intra-account transfers	Free
	Issuance of Draft	€4.00
	SEPA Payments	€4.00
	Incoming Remittance Charges	(EUR currency)
	Euro Payments including SEPA	Free

Important Information:

This Real Estate Finance Tariff of Charges will be effective as from 1st April 2022 and should be read in conjunction with FIMBank's Standard Tariff of Charges and General Terms and Conditions of Business. Charges and fees may change at the sole discretion of the Bank or the regulator. FIMBank will endeavour to notify clients with any revisions to this Real Estate Tariff of Charges in advance. This Real Estate Tariff of Charges applies to standard real estate transactions. Higher and/or additional charges may apply to certain transactions including complex transactions that are required to be processed urgently and transactions that involve products and arrangements that are not referred to in this document. Furthermore, this Real Estate Tariff of Charges will apply should no other tariff of charges be communicated separately. Clients can ascertain the fees that may apply by contacting FIMBank's Real Estate Finance team on realestate@fimbk.com.