

Ijarah Home Purchase Plan Tariff Sheet

Introduction

This Tariff Sheet sets out the fees and expenses (collectively, the “**Fees**”) that you may need to pay in relation to an Ijarah Home Purchase Plan Facility (“**Home Purchase Plan**”) provided by Kuwait Finance House PLC (the “**Bank**”).

These Fees may vary from time to time. The Bank will inform you if it makes any changes to the Fees listed in this Tariff Sheet. If any changes to the Fees are to your disadvantage, the Bank will give you notice before those changes take effect in accordance with the terms of your Offer Letter.

In some cases, certain Fees (a) will be charged **per property** that is financed under your Home Purchase Plan, and (b) are non-refundable. Those details are clarified in this Tariff Sheet.

Please read this Tariff Sheet to become familiar with the costs required to run your Home Purchase Plan.

This document is effective from and including 7 April 2025.

Valuation Fees

The Bank will request a standard property valuation report (“**Valuation Report**”) by an appropriately qualified and independent valuer to confirm the current open market value of the property and to ensure that it is suitable security for the Bank’s purposes. A valuation fee (“**Valuation Fee**”) for the Valuation Report, which is based on the estimated valuation of the property, is payable by you to the Bank. The Valuation Report is for the Bank’s use only. However, the Bank can arrange for a separate valuation report to be prepared for you, at an extra cost payable by you, if you ask the Bank to do so.

The Valuation Fee is payable when you make your application because the Valuation Report is required before any Regulated Home Finance Product offer can be made. **The Valuation Fee for a normal property is typically £0.80 per £1,000 value of the property plus VAT, subject to a minimum amount of £800 plus VAT.** However, this will vary on a case by case and we will provide you with a specific quote for the Valuation Fee at the time.

A property is not considered to be “normal” if it is, for example, of non-standard construction or a period property. In these cases, the Bank will agree a bespoke Valuation Fee with you. For an additional fee, you may request a combined homebuyer’s report, which will include much more detail about the property and includes the information in the Valuation Report. You may also request a building survey report. Fees for homebuyer’s reports and building survey reports will be advised on application. **If the property is in the process of being built, we will require a re-inspection of the property on its completion, for which the Bank will charge a minimum re-inspection fee of £375.** Any further charges beyond this will also be agreed with you.

If any further valuation work is necessary before the Bank can decide whether to make a Regulated Home Purchase Plan product offer to you, then the extra costs of the required valuation will be agreed with you. Any additional valuation costs will normally be payable directly to us prior to the Transaction being completed. VAT will be added to all Valuation Fees and other fees mentioned in this section.

All Valuation Fees and expenses will be charged per property that is financed under your Home Purchase Plan. They are payable by you on a non-refundable basis, whether or not the Transaction is completed. However, in the event that you withdraw your Home Purchase Plan application before the valuer is instructed, then the Valuation Fee will be refunded to you, but otherwise the Valuation Fee will not be refundable.

Transaction Fee

A Transaction Fee for the costs involved in purchasing the property may be payable on or before completion of the Transaction. The exact Transaction Fee to be applied will be illustrated in your Offer Letter. The Transaction Fee is not charged if you do not complete the Transaction, but once paid it is non-refundable.

Legal Fees and Expenses

The Law Society does not permit one firm of solicitors to act for both you and the Bank in relation to a Regulated Home Purchase Plan product. Accordingly, one set of solicitors will represent you and the other set of solicitors will represent the Bank.

All legal fees and expenses arising from the work carried out by our solicitors, together with any related costs and expenses that they incur in respect of the Transaction will be payable by you directly to the relevant solicitors on or prior to the Transaction completion date. Legal fees are not subject to a minimum or maximum amount. The total legal fees will be dependent on the amount of work that the Transaction requires and will vary on a case by case basis. The Bank will provide you with an estimate of our solicitors fees at the time.

In addition, you will also need to pay our solicitors' expenses in connection with the purchase of the property, such as producing the legal documentation, land registry fees, stamp duty land tax and search fees. VAT will be added to all legal fees.

All fees and expenses in this section will be charged **per property** that is financed under your Home Purchase Plan.

All fees and expenses in this section are payable by you on a non-refundable basis, whether or not the Transaction is completed. If you accept the Home Purchase Plan offer and subsequently decide not to proceed to completion, you will still be liable to pay these fees and expenses.

Administration Fees

If, during the term of the Home Purchase Plan, the Bank is asked or obliged to perform any administrative activities outside the normal collection of rent payments and issue of annual statements, the Bank may charge you for our additional administration costs that result from those activities.

In addition to the fees set out in this section, you may be liable to pay the Bank's legal fees on a case by case basis if the situation requires the Bank to seek legal advice from solicitors.

Some of the fees in this section will be charged **per property** that is financed under your Home Purchase Plan. Such fees will be highlighted individually.

All the fees are payable by you. Any refunds applied are to the discretion of the bank and on a case by case basis. Please see below the following Administration Fees that you could incur:

TITLE	FEE	DETAILS
Add or Remove Party	£300	<p>When a party is added or removed from the Ijarah Facility.</p> <p>Fee is charged per property.</p> <p>Additional Bank solicitor fee will apply to amend the legal documents.</p> <p>Fee is charged per Property.</p>
Providing Information to Third Party	£50	<p>When information is supplied to a third party (Bank's reference).</p> <p>Fee is charged per transaction.</p>
Ground Rent or Service Charge	£100	<p>If the Bank becomes obliged to pay ground rent or a service charge on a property being purchased under a Home Purchase Plan because you have not settled a charge when it became due.</p>
Letting of the Property	£100	<p>When initially requesting Bank's consent to let the property, reducing to £50 each time your tenancy agreement changes.</p> <p>Fee is charged per property.</p> <p>Additional Bank solicitor fee will apply to amend the legal documents.</p> <p>Fee is charged per property.</p>
Missed Rent Payment (Unpaid Cheque or Returned Direct Debit)	£35	<p>When rent is not paid because there are insufficient funds in your bank account to pay the Direct Debit or cheque deposited.</p> <p>Fee is charged per transaction</p>
Late Payment Amount	Variable	<p>If you do not pay all fees and charges including all outstanding monthly payments due to the Bank under the Home Purchase Plan, the Bank may charge you a Late Payment Amount in accordance with the Lease agreement. The Late Payment Amount is calculated based on amount unpaid multiplied by the Bank's rate plus the Bank's actual Costs. The Bank shall not be entitled to retain the balance of the Late Payment Amount (once the Bank's Costs have been deducted) and shall distribute the balance of the Late Payment Amount on behalf of the Lessee to such charitable foundations or Islamic scientific or medical institutions as the Bank may, in its absolute discretion and (in all cases) under the supervision of its Shariah Supervisory Board, select.</p> <p>For further details please refer to the Lease.</p> <p>Fee is charged per transaction</p>
Funds Transfer Fee	£35	<p>Electronically transferring the Home Purchase Plan funds to you or your solicitor's account.</p> <p>Fee is charged per transaction.</p>

TITLE	FEE	DETAILS
Repossession Fee	Variable	<p>Taking possession of a property and its sale under our powers of enforcement. You will have to pay our solicitors fees if the Bank has to enforce its rights under legal documents. Fees will depend upon the circumstances of each case but will not exceed actual cost incurred by the Bank.</p> <p>Fee is charged per property.</p>
Revaluation Fee	Variable	<p>If the Bank needs to revalue a property, the Bank will charge you a standard revaluation fee.</p> <p>Fee is charged per property.</p>
Buildings Insurance	Variable	<p>As per the Lease, it is your responsibility to insure the property against the required insured risks that the Bank's solicitors communicate to your solicitors. The Home Purchase Plan funds will not be released to you until proof of insurance cover is provided to the satisfaction of the Bank's solicitors as set out in the lease. You must ensure that the property is insured at all times and provide the Bank with a valid copy of the insurance policy each year with the Bank's interest noted in the property. If the Bank is notified that the insurance cover that you provided has lapsed, the Bank may (but is not required to) purchase insurance cover and charge this to you plus the Bank's fee for arranging the cover.</p> <p>Fee is charged per property.</p>
Duplicate of Home Purchase Plan Statement	£25	<p>The Bank will charge you this fee for providing you with, at your request, a duplicate of your Home Purchase Plan Statement.</p> <p>Fee is charged per transaction</p>
Extension of Lease Fee	£250	<p>The Bank will charge you this fee for providing you with, at your request, an extension to the term of your Home Purchase Plan.</p> <p>Fee is charged per transaction.</p>
Legal Document Amendments	Variable – will include the Bank's solicitors' fees	<p>When changes to legal documents are required. Such examples include but are not limited to adding or removing a party or providing consent to let on an existing Home Purchase Plan.</p> <p>Fee is charged per property.</p>

Account Settlement Fees

The following Account Settlement Fees are charged in relation to each freehold or leasehold property for administering the account, solicitor's costs, HM Land Registry fees, releasing the deeds and transferring the property to you or a third party. VAT will be added to all Account Settlement Fees.

The fees will be charged **per property** that is financed under your Home Purchase Plan and are payable by you on a non-refundable basis.

These fees will be added into the final redemption payment when you purchase the property from the Bank.

TITLE	FEE	DETAILS
Deed Sealing Fee	£50	For the discharge of the legal charge at HM Land Registry and sending documents by secured post.
Solicitors Fee	Variable	When the property is either sold to you or a third party, the Bank will instruct solicitors to act on our behalf to transfer the property into your name once all the outstanding Acquisition Payments have been made. The solicitors fees will be agreed with you in advance and prior to processing your request.
Early Administration Fee	Variable	If you exercise your right to purchase the Property and pay the outstanding Acquisition Payment towards your Home Purchase Plan before the expiry of the Term, then you may need to pay an Early Administration Fee. Details of the Early Administration Fee and its applicability will be contained in your Offer Letter and/or Ijarah Documents. Please contact us if you have any queries on this.

Do you require an alternative format of this Tariff Sheet?

This Tariff Sheet is also available on our website. If you would like this Tariff Sheet in large print or soft copy, please contact the Bank either by:

- Visiting the Bank in person at the Bank's offices: 35 Portman Square, London, W1H 6LR, United Kingdom
- Calling your Relationship Manager or the Bank's main switchboard: +44 20 7487 6500
Monday to Friday 9am – 5pm UK time (excluding UK Bank Holidays)
- Emailing the Bank's Customer Services: info.kfhplc@kfh.com

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP WITH
PAYMENTS ON YOUR HOME PURCHASE PLAN**

