



AGREEMENT TO PAY PROFESSIONAL FEES

To: (Solicitor)

From: (client)

Date:

I/We, the undersigned, hereby instruct you to act on my/our behalf and hereby request you to deal with **The Commercial Mortgage Bureau Ltd (CMB)** as my/our agents, and authorise you to release any information to them on request. In consideration of **CMB** arranging finance or introducing me/us to a source of finance in respect of
....., we agree to **CMB Ltd** receiving the following fee: ~

Broker Fees

I/We agree that on completion of the funding transaction, for the work required to source, place and process the funding, a fee of **1.5 %** of the total loan amount, i.e. initial Finance and any further facility, becomes payable immediately on completion to **CMB**.

I/We understand that if our funding does not complete for any reason the above fee will not become due.

The terms of this agreement cannot be varied without the prior written consent or authorisation of **The Commercial Mortgage Bureau Ltd**

Signed: (Client 1) Print Name Date

(Client 2)..... Print Name Date.....

UNDERTAKING TO PAY ARRANGEMENT FEE

In accordance with our Clients instructions we hereby agree to pay the sum specified in the above agreement on legal completion of any mortgage/loan to **CMB** provided such funds come into the hands and that the net proceeds of the transaction are sufficient to do so. For the purposes of this undertaking "sufficient" means having first discharged (i) all matters on all relevant registers necessary to secure the proper registration of the new Lender as Mortgagees and (ii) all cost, fees and expenses necessary to perfect the new Lender's title. If there are insufficient funds available, when the completion statement is provided, we will ask our clients to deposit any shortfall with ourselves, before the set completion date.

Solicitor: Print Name:

Date:
On behalf of solicitors firm

Note: We REQUIRE the solicitors to acknowledge this agreement, By Return
By fax: **0845 293 0511** or email **commercial@cmb-uk.co.uk**