

FEE AGREEMENT

Between

Ichiban Capital (Broker)

And

Client/s Wealth Property Limited – UK Company Reg No 11046818 153 Norwood Road, Southall, Middlesex, England, UB2 4JB London.

Director; Ashpal Singh Babbar of 31 Freemans Close, Hayes, UB3 2NQ

Tel; 07482 482641 Email; ashpal@galaxyrealestate.co.uk

Director; Surbeer Singh Nagpal of 12 Owen Road, Hayes, UB4 9LB

Tel; 07828 458811 Email; ss_nagpal@hotmail.com

Re Investment Refinance

The Clients hereby appoints the broker exclusively for 60 days to source a lender and agrees to pay a success based Offer Fee equivalent of 1.% (Minimum £9938) payable at the stage of issue of Lenders Formal Offer Letter.

By signing this agreement the client/s agrees that 100% of the total success based fee will be paid immediately at the time of issue of a Lenders Formal Offer Letter and further agrees irrevocably that by signing this agreement, this will act as expressed formal instructions to the clients solicitors to transfer the above mentioned fees to the Brokers bank account prior to draw down.

This fee is due and payable to broker on issue of the Lenders Formal Offer.

In case of re-mortgages should the Broker allow the above mentioned Offer Fee to be paid on completion, then a separate written authority/confirmation from Broker will be issued. The Client/s agrees that by signing this agreement, this will act as expressed instructions to the clients solicitors to deduct the above mentioned fee from the loan advance prior to the completion figures and to be paid by way of bank transfer on the day of completion, with all transfer charges to be paid by client/s.

The client/s agree in the case of overdue payment to pay interest on all overdue fees at the rate of 5% above Bank of England base rate until the day the fee is paid.

INSURANCE PRODUCT

In the case of an Insurance product sold by Ichiban Capital to the client/s, the client/s agrees to keep up regular payments to any insurance products sold to a client. Should the client default or reengage on the monthly premiums during the first 36 months, the client will reimburse the Ichiban Capital of any commission's prorate under the Broker claw track commissions with the principle insurers

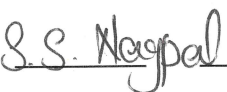

COMMERCIAL MORTGAGES

In the case of Commercial Mortgages including Buy to Let & HMO mortgages, in consideration of Broker introducing a successful Lender to the client/s, the client/s agree that all new further mortgages and or further re-mortgages with any of the clients properties with the same lenders, will exclusively be submitted via Broker for a period not less than 36 months, from the date of completion of the first mortgage/re-mortgage, and by signing this agreement the client/s gives express instructions to disclose this agreement to the successful lender should Broker require.

The client/s agrees to pay an administration fee of £399 upon signing this Fee Agreement.

The client/s agree that should a completion not occur after the approved Formal Offer Letter is issued for any reason, the Offer Fee is still due and payable on demand immediately.

SIGNATURES

	Signature	Signature	Signature	Signature
				
Client Signatures	Client	Client	Client	Client

Behalf of Broker

Date:

27th April 2021

27th April 2021

Bank Account Details for Transfer;

Lloyds Bank PLC

Account Name; Statsis Investment Limited

Account Number; 22535960

Sort Code; 30-94-51