

Mortgage Servicing Fees

The below schedule lists common fees and costs associated with servicing a mortgage account and is subject to applicable state, investor, and contractual limitations. This list does not include all fees or costs that may be charged to a mortgage account. The frequency of the costs is dependent upon how often the services are requested or required, the payment status of the account, and state, investor or legal requirements. Default fees and costs follow local and state, as well as investor and insurer, requirements. These guidelines vary based on loan type, outstanding loan balance, payment status, and property location, size, and condition. Fees and costs listed below are subject to change at any time.

General Servicing Fees		
Name of Fee	Description	Fee Range
Assumption Fee	A processing fee is assessed at closing of assumption. No fee is assessed when a transfer of mortgaged property is requested for mortgage.	\$350-\$900
Late Charge	A late charge may be assessed to your account if you do not meet your contractual payment obligations by the due date or within any applicable grace period.	The fee amount assessed will not exceed the lowest of the following: the maximum state allowance, any applicable loan type restrictions, and the allowance within the contractual agreement. The fee amount may be determined by a percentage of the overdue principal, interest, taxes and insurance; by the amount overdue principal and interest; or by a flat fee amount. Please reference your closing documents or contact the Customer Service department for more information.
NSF Fee (Returned Item Fee)	A fee may be assessed to your account for any funds received which are rejected by your financial institution (due to insufficient funds, account closed, etc.).	The fee amount may be up to \$50, subject to the contractual agreement and the maximum state allowance. The fee is assessed per item returned.
Partial Release Processing Fee	A fee will be assessed once a partial release is approved and completed. A partial release must be a written request from the borrower and is subject to required documentation and approvals. A partial release will require a property valuation. A property valuation fee will also be assessed to the account. See Property Valuation Fee. Upon completion, recording fees for the partial release will also be assessed to the account. See Recording Fee.	\$350
Pay by Phone Service Fee	No fee is assessed for making a payment over the telephone with a customer service representative.	\$0
Payoff Statement Fee	No fee is assessed in connection with preparing and providing a payoff statement.	\$0
Recast Fee	A fee will be assessed once a loan recast is approved and completed. A recast must be requested by the borrower and include a minimum \$10,000 principal payment.	\$350
Recording Fee	The cost is assessed to the loan to record the payoff or partial release with the county.	The actual cost varies by county.
Release Fee	No fee is assessed in connection with preparing a release of lien document. A recording fee may be charged to record a release of lien document.	\$0

Default Related Fees and Cost	
Type of Fees	Description
Bankruptcy Fees and Costs	Once a bankruptcy is filed, attorney costs may be incurred as part of the bankruptcy process as invoiced by the attorney.
Foreclosure Fees and Costs	Attorney fees may be incurred as part of the foreclosure process as invoiced by the attorney. Trustee fees may also be charged in non-judicial states. Costs may also include a process server who notifies all parties in interest of legal action per requirements and publication costs to publish a notice of foreclosure sale. Costs may also include a state required foreclosure fee at the commencement of the foreclosure. Mailing costs may also be included as incurred.
Litigation Fees and Costs	Attorney costs may be incurred as part of the litigation process as invoiced by the attorney.
Property Valuation Fee	Actual costs incurred will be charged if we are required to determine the condition and value of the property. The valuation may be a Broker's Price Opinion (BPO) or an appraisal.
Property Inspection Fee	Actual costs incurred will be charged when an inspection is performed to determine the occupancy status and if the property is properly maintained. An inspection may be ordered if an account is behind on payments. Costs may vary due to location of the property.
Property Preservation Fees and Costs	If the property is vacant/abandoned, fees and costs may be incurred in relation to the preservation, restoration, and protection of the property as well as to address any health and/or safety issues. Typical services include: photographs to document property condition and/or to document preservation services performed; securing of the property; securing pools; lawn care; snow removal; plumbing, electrical, heating and cooling system maintenance; winterizing or de-winterizing the property; debris or personal property removal; property repairs and cleaning; utilities; and pest control. Costs may vary considerably based on the condition, size, and location of the property and the nature of the work performed.
Title Fees	Actual costs incurred will be charged if we are required to utilize title services to confirm lien position and to identify all parties with an interest in the property. Services require may include a title search, abstract of title, or title report. This may be required as part of a loss mitigation alternative review or in association with initiating foreclosure action.