

Mortgage Related Fees and Costs

Flat Branch Mortgage Related Fees and Costs		
Fee Type	Fee Description	Amount Charged
Assumption Fee (credit qualifying)	Assumption fees are charged when a request is made and approved to change the individuals legally responsible for repaying the loan, which may or may not include a change in property ownership.	Up to \$500.00
Convenience Fee for Payments via Web/eStatus	Convenience fees may be charged to borrowers making monthly payments via the web.	\$0.00
Convenience Fee for Budget Drafting (Earn Up Fee)	Convenience fees for budget drafting with external company, EarnUp.	\$3.50 per draft
Convenience Fee for Payments via Agent	Convenience fees may be charged to borrowers making monthly payments via phone with a live representative.	\$10.00
Insufficient Funds Fee (NSF) (Returned check or ACH)	Insufficient Funds (NSF) Fees are assessed when payments are returned due to insufficient funds in the originator's bank account. This is in addition to any fees that may be charged by the originating bank.	Up to \$36.00
Late Fee	Late Charges are assessed for payments received after the due date and applicable grace period.	Late Charges are assessed per Loan Documents and Applicable Law
Partial Release Fee	Partial release fees are assessed when partial releases of liens are requested. This fee is charged in advance of the partial release being processed. A partial release of a lien releases a portion of the property from the borrower's debt obligation.	Up to \$250.00
Recast Fee	Recast fees are assessed when a recast is requested. This fee will appear on the Recast Request Form	\$300.00
Recording Costs	Recording costs are charged when mortgage loan documents are recorded with counties, states or municipalities. Recording costs are incurred when a loan is paid off and the release of lien is recorded. Recording costs may also be incurred during the default process.	Actual cost of recording
Subordination Fee	Subordination Fees are assessed when subordination requests are considered. This fee is charged in advance of the subordination being processed. Subordinations subordinate one lien with another. In other words, they place one lien ahead of an existing lien.	Up to \$250.00 when applicable

The above fees and charges may vary due to applicable law.

*Various default-related fees and costs are not included, such as foreclosure fees and costs.