

SCHEDULE OF FEES AND COSTS



The following is our schedule of fees and costs we charge for loan-related services, subject to change to applicable law.

Fee Type	Amount	Condition
Late Fee	Assessed in accordance with terms of note	<ul style="list-style-type: none"> Assessed in accordance with terms of the note, but not to exceed 5% of the amount of the principal and interest payment past due.
Returned Check	\$20.00	<ul style="list-style-type: none"> Assessed for returned items.
Partial Release of Property	\$50.00	<ul style="list-style-type: none"> Assessed when WHEDA is asked to release a portion of the collateral property.
Foreclosure Fees	\$50 or greater	<ul style="list-style-type: none"> For actual third-party services for a foreclosure proceeding. There also may be other incidental costs of \$10 or greater.
Bankruptcy Fees	\$500 or greater	<ul style="list-style-type: none"> For actual third-party services for a bankruptcy proceeding. There also may be other incidental costs of \$10 or greater.
Property Preservation Costs	\$10 or greater	<ul style="list-style-type: none"> For actual third-party services to maintain and preserve the property. These costs may be substantial based on the condition of the property (securing, lawn maintenance, winterization, debris, roof issues, additional service items).
Property Inspection Costs	\$25	<ul style="list-style-type: none"> Third-party cost for these inspections are generally ordered at the 45th day of delinquency and up to every 30 days thereafter.
Broker Price Opinion Cost	\$100 - \$190	<ul style="list-style-type: none"> Third-party cost is assessed when it is necessary to obtain an opinion on the value of the collateral property (exterior or interior).
Appraisal Cost	\$400 or greater	<ul style="list-style-type: none"> Third-party cost is assessed when a more thorough property valuation is required.
Title Search Cost	\$125	<ul style="list-style-type: none"> Third-party cost is assessed when a title search is necessary.
Lien Release Fee	\$25 - \$30	<ul style="list-style-type: none"> Third-party cost is assessed for recording a lien release.
Recording Cost	\$30	<ul style="list-style-type: none"> Charged by government agencies for recording real estate transactions.
Subordination Fee	\$50	<ul style="list-style-type: none"> Assessed for the preparation of the Subordination Agreement that is recorded at the Register of Deeds (additional Recording Cost required). Not all of the WHEDA Second Mortgages qualify for subordination.
Release of Liability Fee	\$400	<ul style="list-style-type: none"> Assessed for the review and release of one or more borrowers from the Note and Mortgage. Remaining Borrower is underwritten and must meet WHEDA's requirements.
Modification Fee	\$100	<ul style="list-style-type: none"> Only allowed when a borrower wants to reduce their monthly principal and interest by applying a large principal reduction. FNMA Modifications do not have a charge associated.
Phone Payment Fee	\$15	<ul style="list-style-type: none"> The automated phone payment system is free. Borrowers <i>eligible</i>* for the automated service will be assessed a \$15 phone payment fee if processed by a customer service representative. <p><i>*Eligible Payments - Regular monthly payments (PITI Only) on non-critical days (i.e., 16th, last business day of month).</i></p>

Meant for informational purposes only. Subject to change without notice.

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