



Wholesale – Conventional, FHA, VA & USDA Fee Sheet

CONVENTIONAL FEES								
Fee Description	(CA)	(NON-CA)	(TEXAS ONLY)	(NEW JERSEY ONLY**)	(NC Only)*** Loan >10,000 & < 300,000	(WA Only)****	GFE	
Lender Underwriting	\$925	\$825	\$280			\$825	Block 1	
Commitment Fee (NJ & NC)				\$825	\$825		Block 1	
Attorney Fee (TX)			\$250 Cash Out \$100 Rate/Term				Block 1	
Admin Fee (TX)			\$450				Block 1	
Flood Cert.	\$ 8	\$ 8	\$ 8	\$ 8	\$8	\$8	Block 3	
Tax Service	\$ 65	\$ 65	\$ 65	\$ 65	\$65	\$65	Block 3	
Lender Credit	Enter full amount of YSP from Rate Sheet as a Credit to Borrower							Block 2
Broker Fees – Borrower Paid Comp Plan Option Only								
Broker Processing	\$1000 max						Block 1	
Broker Application (NJ & NC)				\$1000 max	\$1000 max		Block 1	
Broker Origination Points	3% - must be converted to the actual dollar amount so if the loan amount changes the origination fee stays constant. May not be charged on a "no cost" loan.			3% - Must be calculated as a percentage of the loan amount. May not be charged on a "no cost" loan.		3% - Must be calculated as a percentage of the loan amount. May not be charged on a "no cost" loan.	Block 1	
Broker Discount (Charge)	Must be bona fide and buy down the rate					Must be bona fide and buy down the rate	Block 2	
FHA*, VA**** & USDA***** FEES								
Fee Description	(CA)	(NON-CA)	(TEXAS ONLY)	(NEW JERSEY ONLY**)	(NC Only)*** Loan >10,000 & < 300,000	(WA Only)	GFE	
Lender Underwriting	\$1020	\$790	\$345			\$790	Block 1	
Commitment Fee (NJ & NC)				\$790	\$790		Block 1	
Attorney Fee (TX)			\$100 Rate/Term				Block 1	
Admin Fee (TX)			\$450				Block 1	
Flood Cert.	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	Block 3	
• VA Only - VA FUNDING FEE	See VA FUNDING FEE CHART							Block 3
Lender Credit	Enter full amount of YSP from Rate Sheet as a Credit to Borrower							Block 2
Broker Fees – Borrower Paid Comp Plan Option Only								
Broker Processing	\$750 max						Block 1	
Broker Application (NJ & NC)				\$750 max	\$750 max		Block 1	
Broker Origination	Fair and Reasonable			Fair and Reasonable and must be calculated as a percentage of the loan amount.		Fair and Reasonable and must be calculated as a percentage of the loan amount.	Block 1	
Broker Discount (Charge)	Must be bona fide and buy down the rate					Must be bona fide and buy down the rate	Block 2	
• USDA Only - Guarantee Fee	See USDA Guarantee Fee Calculator The new fee structure for FY12 is as follows: • 2 percent upfront guarantee fee for purchase transactions; • 1.5 percent upfront guarantee fee for refinance transactions; and • 0.3 percent annual fee for both purchase and refinance transactions.							
VA Note: Itemized Fees and charges the veteran can pay that are reasonable and customary – These fees are not included in the 1% fee restriction noted to the right.		Appraisal Fees, Recording Fees, Credit Report Fees, Prepaid Items (taxes, assessments), Hazard Insurance, Flood Zone Determination, Survey, Title Examination & Title Insurance, Special Mailing Fees (for Refi's only when saved per diem interest cost will exceed the cost of special handling), MERS Fee, VA Funding Fee. These fees are not included in the 1% fee restriction						
VA Note: FEE's not to exceed 1% of the loan amount after adding the funding fee to the loan – if the funding fee is paid from loan proceeds. See items noted to the right.		Lender's appraisals & Inspections, closing / settlement fees, document prep fees, preparing loan papers & conveyancing fees, attorney's fees (other than for Title Work), rate lock fee, overhead fee(stationery, phone calls, etc), escrow fee, notary / signing fees, commitment fees or marketing fees, application fees / processing fees, trustees fees or charges, broker fees, tax service fees. Broker Origination Fee and Lender fees must not exceed 1% of the loan amount.						

FHA*, VA** & USDA***** STREAMLINE FEES***

Fee Description	(CA)	(NON-CA)	(TEXAS ONLY)	(NEW JERSEY ONLY**)	(NC Only)*** Loan >10,000 & < 300,000	(WA Only)	GFE
Lender Underwriting	\$840	\$790	\$345			\$790	Block 1
Commitment Fee (NJ & NC)				\$790	\$790		Block 1
Attorney Fee (TX)			\$100 Rate/Term				Block 1
Admin Fee (TX)			\$450				Block 1
Flood Cert.	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	Block 3
Lender Credit	Enter full amount of YSP from Rate Sheet as a Credit to Borrower				Must be bona fide and buy down the rate	Must be bona fide and buy down the rate	Block 2

Broker Fees – Borrower Paid Comp Plan Option Only

Broker Processing	\$500 max						Block 1
Broker Application (NJ & NC)	\$500 max						Block 1
Broker Origination	FHA - Fair and Reasonable			Fair and Reasonable and must be calculated as a percentage of the loan amount.	Fair and Reasonable and must be calculated as a percentage of the loan amount.		Block 1
Broker Discount (Charge)	Must be bona fide and buy down the rate				Must be bona fide and buy down the rate	Must be bona fide and buy down the rate	Block 2

• USDA Only - Guarantee Fee

See USDA Guarantee Fee Calculator
 The new fee structure for FY12 is as follows:
 • 2 percent upfront guarantee fee for purchase transactions;
 • 1.5 percent upfront guarantee fee for refinance transactions; and
 • 0.3 percent annual fee for both purchase and refinance transactions.

VA Note: Itemized Fees and charges the veteran can pay that are reasonable and customary – These fees are not included in the 1% fee restriction noted to the right.

Appraisal Fees, Recording Fees, Credit Report Fees, Prepaid Items (taxes, assessments), Hazard Insurance, Flood Zone Determination, Survey, Title Examination & Title Insurance, Special Mailing Fees (for Refi's only when saved per diem interest cost will exceed the cost of special handling), MERS Fee, VA Funding Fee.
These fees are not included in the 1% fee restriction

VA Note: FEE's not to exceed 1% of the loan amount after adding the funding fee to the loan – if the funding fee is paid from loan proceeds. See items noted to the right.

Lender's appraisals & inspections, closing / settlement fees, document prep fees, preparing loan papers & conveyancing fees, attorney's fees (other than for Title Work), rate lock fee, overhead fee(stationery, phone calls, etc), escrow fee, notary / signing fees, commitment fees or marketing fees, application fees / processing fees, trustees fees or charges, broker fees, tax service fees.
Broker Origination Fee and Lender fees must not exceed 1% of the loan amount.

JUMBO – Non Conforming Program (Code 3000-05 series)

Fee Description	(CA)	(NON-CA)	(TEXAS ONLY)	(NEW JERSEY ONLY**)	(NC Only)*** Loan >10,000 & < 300,000	(WA Only)	GFE
Lender Underwriting	\$1125	\$925	\$480			\$925	Block 1
Commitment Fee (NJ & NC)				\$925	\$925		Block 1
Attorney Fee (TX)			\$250 Cash Out \$100 Rate/Term				Block 1
Admin Fee (TX)			\$450				Block 1
Flood Cert.	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	\$ 8	Block 3
Tax Service	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	Block 3
Lender Credit	Enter full amount of YSP from Rate Sheet as a Credit to Borrower						Block 2

Broker Fees – Borrower Paid Comp Plan Option Only

Broker Processing	\$1000 max						Block 1
Broker Application (NJ & NC)	\$1000 max						Block 1
Broker Origination Points	3% - must be converted to the actual dollar amount so if the loan amount changes the origination fee stays constant. May not be charged on a "no cost" loan.			3% - must be calculated as a percentage of the loan amount. May not be charged on a "no cost" loan.	3% - must be calculated as a percentage of the loan amount. May not be charged on a "no cost" loan.		Block 1
Broker Discount (Charge)	Must be bona fide and buy down the rate				Must be bona fide and buy down the rate	Must be bona fide and buy down the rate	Block 2

***FHA Prohibited Fees:** Funding, Broker, Administration, Lender, and Tax Service (a seller credit is not acceptable for Broker or Administration fee)

****New Jersey Fees:** Brokers may only collect an application fee and an origination fee as long as the fee is calculated as a percentage of the loan amount. All other fees are prohibited

*****North Carolina:** State High Cost thresholds - Total broker and lender fees cannot exceed 4% of total loan amount if the loan is greater than \$10,000 or less than \$300,000. If the loan is greater than \$300,000 the total broker and lender fees cannot exceed 5% of the total loan amount.

******VA FEES:** The veteran can pay a maximum of: reasonable and customary amount for any or all of the Itemized Fees and Charges designated by VA, plus a one percent flat charge by the lender and reasonable discount points.

******WA FEES:**

NOTE: All fees are subject to state and federal high cost thresholds. If fees exceed these thresholds, the broker's fees will be expected to be renegotiated with the Borrower and reduced accordingly. All Lender and Third Party Fees must be included on initial GFE. If applicable, Transfer Taxes must be included on the initial GFE in Block 8 (Zero tolerance fee). Please contact Title to obtain the correct Transfer Taxes.

******* USDA FEES:**

Note: Borrowers are prohibited from paying tax service fees.

Fees cannot exceed the reasonable costs and lender fees.