

Shellpoint Mortgage Servicing • Fee Schedule 2018

This table lists many (but not all) of the non-state-specific fees we may charge you during the time we service your mortgage loan. Depending on your situation, we may charge you other fees—but we will always explain them first. Which fees we charge and how often we charge them depends on the services you need or request, your account status, and both investor and legal requirements.

Fee type	Fee description	Minimum fee	Maximum fee ¹
Late charge	Charged when we receive your payment received after its due date and after any grace period has expired	Up to 5% ¹	
Non-sufficient funds (NSF) or returned check	Charged after your bank rejects your payment twice (because you do not have enough money on deposit)	\$0	\$50 ¹
Prepayment penalty	As determined by your loan agreement, we may (or may not) charge you a fee if you prepay your loan	Refer to your loan documents ²	
Property valuation	Charged if we ever need to determine the condition and value of your property; may be a broker price opinion (BPO), an appraisal, or other form of property-value determination	\$80	\$450
Property inspection	Charged if we ever need to send an inspector to your property to determine its condition	\$0	\$50
Appraisal	Charged to conduct a fair-market appraisal of your property (which may include both an interior and an exterior inspection)	\$95	\$1,000
Property preservation	Charged if we need to prevent or repair damage to your property if the property is vacant or abandoned; separate fees may be charged for each repair- or preservation-related service we must provide	\$5	\$3,000
Field visit	Charged if we need to send a person to deliver a notice to you; and/or to find out if your property is occupied	\$40	\$60
Partial release	Charged when we must prepare the documents needed to modify the outstanding lien on your property	\$0	\$250
Lien release	Charged when we must prepare the documents needed to release the lien on your property; we charge this fee at payoff	\$0	\$100
Recording	Charged by your county clerk to record the release or satisfaction of your lien; this fee is charged at payoff	\$0	\$100 ³
Subordination	Charge for making a property lien subject (or “junior”) to the primary lien	\$0	\$300
Breach letter	Charged to send letters to you and other parties if you default on your loan	\$0	\$35
Bankruptcy	Charged if you file bankruptcy; we may charge you other fees during the bankruptcy process depending on any additional services we may need to provide	\$0	\$2,000
Litigation	Charged to cover our legal fees if we ever need to litigate a claim against you	\$350	\$20,000
Attorney	Charged to pay an attorney or attorneys for provided services	\$30	\$35,000

We charge the following fees only when you request the listed services. When you request a service, we always make sure you *understand* the fee and you *agree* to pay it.

Fee type	Fee description	Minimum fee	Maximum fee ¹
Convenience	Charged if you make a payment by phone or over the internet	\$0	\$10
Loan documents	Charged if you ask us to send you copies of a large number of loan-related documents	\$0	\$5 per doc
Deed of Trust copy	Charged if you ask us to send a copy of your Deed of Trust or your mortgage agreement	\$0	\$8
Amortization schedule	Fee charged for a copy of the Amortization Schedule. (Please note that we are unable to provide an amortization schedule on daily simple interest loans and option ARM loans)	\$0	\$10

Recasting	Charged if you ask us to recast (or re-amortize) your loan after you pay and an additional amount of money against your loan to reduce your unpaid principle balance and lower your monthly payment	\$0	\$300
Third-party verification	Charged if you ask us to provide a mortgage verification to someone	\$0	\$10
Title search fee	Charged if you ask us to perform a title search	\$125	\$150
Standard payoff statement	No charge for a payoff statement sent to you via regular U.S. Postal Service mail	\$0	\$0
Expedited payoff statement (all states except Hawaii)	Charged if you ask us in writing to provide you with payoff statement by fax or other expedited means (if allowed by your state law)	\$0	\$60
Expedited payoff statement (Hawaii only)	No charge	\$0	\$0
Expedited document	Charged when you ask us to prepare a document and sent it via fax or other expedited means to you or an authorized third party	\$0	\$10

¹Maximum allowable fees vary according to state law and will not exceed your state's limits.

²Prepayment fees are permitted only in accordance with state law. They are usually calculated based on a percentage of your loan amount and can vary widely. A more accurate prepayment-fee estimate can be found in your loan documents.

³Recording fees vary by state and county; we follow the fee schedule of the state and county in which your property is located.