



NASB Loan Servicing Fees

Type of Fee	Fee Description	Fee Amount
Escrow Waiver	Waive the requirement to collect escrow payments (taxes & insurance) subject to loan type and loan payment history. FHA, VA, and IRA loans are not eligible. HPML loans require escrow for 5 years	.25% of Principal Balance
Late Charge	Fee charged when the borrower's loan payment is received after the expiration of any applicable grace period according to the loan documents.	As stated in loan documents
Modification Recast/Reamortization	When the borrower requests to apply a large principal reduction and have the remaining principal balance amortized over the remainder of the loan	\$250.00
Returned Payment Fee	Fee charged when the borrower's loan payment is rejected by the borrower's bank or cannot be honored because there are not enough funds in the borrower's account, the borrower's account is closed, the borrower's authorization is revoked or due to other reasons.	\$25.00
Partial Lien Release	Fee charged to collect and review the required documents in order to approve and process the release of a portion of the property secured by the loan.	\$250 plus cost of the valuation required
Payoff Quote by Fax/Email	Delivering a payoff statement via fax or email.	\$5.00
2nd Payoff quote	Fee charged when a payoff quote is requested within 30 days from the previous payoff quote	\$10.00
Recording/Lien Release	Record a mortgage discharge after the loan paid in full.	Varies based on county charges
Subordination	Fee charged to collect and review the required documents in order to approve and process the priority status change of a loan to make it subject to (or in a junior lien position to) another loan as a result of, for example, a refinance of the first lien mortgage.	\$250.00
Verification of Mortgage (VOM)	Providing a written verification of mortgage to a third party.	\$25.00