

ILLINOIS FEE SCHEDULE

RESIDENTIAL MORTGAGE SERVICING

These fees are subject to applicable law, investor guidelines and the terms of the loan, and may change. This list is provided for informational purposes and is not inclusive of all fees and costs that may be incurred for services rendered on an account. *To view our state level fee listing, click [here](#).*

FEE	AMOUNT	DESCRIPTION
GENERAL FEES		
Amortization Schedule Fee	\$0.00	We do not charge a fee to provide a copy of an amortization schedule.
Assumption Fee	Up to \$1200.00	This fee is charged for the preparation of an agreement for a third party to assume the liability under an existing note secured by a mortgage or deed of trust.
Document Copy or Duplicate Statement Fee	\$0.00	We do not charge a fee to provide additional copies of loan documents or statements.
Lien Release Prep Fee (Satisfaction)	\$0.00	We do not charge a fee to prepare mortgage satisfaction docs.
Loan Counseling / Modification Fee	\$0.00	We do not charge a fee for loan counseling or a mortgage modification.
Non -Sufficient Funds (NSF) Fee	Up to \$25.00	This fee is charged for any payment that is returned due to insufficient available funds, stopped payment, incorrect endorsement, etc.
Partial Release Fee	\$0.00	We do not charge a fee for a partial release of liability.
Payoff Quote Fee	\$0.00 (Residential) Up to \$50.00 (Commercial loan properties)	This fee is charged upon receipt of a request for a payoff quote. A payoff quote (also known as a payoff demand or a payoff statement) is a written statement that gives an itemized list of the total amount due to satisfy a mortgage loan as of a specific date.
Payoff Wire Fee	Up to \$25.00	This fee is assessed when a loan is paid in full via a wire.
Property Tax Collector Fee	Up to \$40.00 for each parcel's tax installment payment.	A fee assessed by the Tax Collector for obtaining the accurate taxes due or remitting the tax payment on your behalf from your escrow account via electronic payments. This fee appears on the monthly account statement as "Agency Bill Govt. Bill Fee" and on the Annual Escrow Analysis Statement as "Agency Fees".
Recast Fee	Up to \$250.00	This fee is assessed when the payment amount is recalculated (or recast) typically after making a large one-time payment towards the principal

		balance.
Recording Fee	Fee Determined by County	Based on state or local law, cost of filing instruments affecting title to real property into a book of public records.
Subordination Fee	\$0.00	We do not charge a fee for preparation and processing of documents necessary to complete the subordination.
Verification of Mortgage Fee	\$0.00	We do not charge a fee for preparation of a verification of mortgage.
Payment Fee(s): <ul style="list-style-type: none"> • Online • Automated Phone • Agent Assisted 	<ul style="list-style-type: none"> • Up to \$7.50 FREE – if enrolled in paperless statements • Up to \$7.50 • Up to \$17.50 	<ul style="list-style-type: none"> • Fee charged for one-time payments made on our website. • Fee charged for payments made using our automated phone system. • Fee charged when a borrower requests that a customer service associate process a payment.
Late Payment Fee	Late fees are calculated according to the terms of the Note and applicable law.	This fee is charged when a scheduled payment is not received by the due date or within the courtesy period defined in the Note and may be a percentage of the payment due, delinquent payment due or flat fee.
Payment History Fee	\$0.00	We do not charge a fee for a payment history.
Property Valuation Fee(s): <ul style="list-style-type: none"> • Automated Valuation Model (AVM) • Broker Price Opinion (BPO) • Full Appraisal 	<ul style="list-style-type: none"> • Up to \$125.00 • Up to \$207.00 • Up to \$800.00 	<ul style="list-style-type: none"> • The AVM fee is assessed to cover the cost of obtaining the estimated market value of the property by using statistical data pertaining to the area where the property is located. • A BPO fee is charged when the value of the property is obtained by hiring brokers or other qualified individuals to provide an estimate of the market value of the property. • An appraisal fee is charged when an appraiser must provide an estimate of the fair market value based on an inspection of the interior and/or exterior of the

Note: Fees vary based on market and locale/state pricing and ordinances. There may be additional cost for rush requests. Fee may exceed the range for unique property or loan types.		property.
DEFAULT RELATED FEES		
Bankruptcy Fee	Up to \$3,400.00	These fees may be charged for expenses and court costs incurred if a bankruptcy proceeding has been initiated by a customer, as part of the bankruptcy process. Fees are subject to investor guidelines
Certified Mail Fee	Up to \$15.00	If the loan becomes delinquent, this fee may be charged to send the required notices via certified mail.
Foreclosure Attorney/Trustee Costs Fee	Typically, up to \$15,000.00	If the loan becomes delinquent and foreclosure is initiated, these fees and costs may be charged for expenses and court costs incurred to complete the legal requirements associated with a foreclosure action.
Property Preservation Fee(s)	Up to \$10,000.00	Charges will be assessed to the account if, when the property is vacant and/or abandoned, contractors or other service personnel are retained to maintain, conduct repairs to address and fix identified damages to a property or otherwise take measures to prevent further damage from occurring.
Occupancy Inspection Fee	Up to \$75.00	Fees may be incurred once a loan reaches a certain stage of delinquency if visits to the property are required to determine if the property is occupied/vacant and appropriately maintained. This includes drive-by, door knock, etc.