



## State-Specific Permissible Fees

This matrix is distributed to provide general information about the subject matter covered and should not be utilized as a substitute for professional advice for your specific situation. If you require such advice, please consult with your own professional advisers.

| State   | License Type        | Fees   | Notes/Comments   | Citations  |
|---------|---------------------|--|--|--|
| Alabama | Consumer Credit Act | Account Maintenance Fees   | Max three dollars (\$3) for each month of the scheduled period of repayment of the credit transaction.   | Ala. Code § 5-19-33  |
|         |                     | Attorney Fees  | If original amount financed exceeds \$300, then a reasonable Attorney Fees, not exceeding 15% of the unpaid debt may be charged provided that the attorney is not a salaried employee of the creditor.   | Ala. Code § 5-19-10  |
|         |                     | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|         |                     | Mortgage Broker Fees   | Yield spread premium are not considered to be "points," for purposes of calculating the 5% limitation.   | Goldome Credit Corporation v. Burke, No. 1021072 (Sup. Ct. Ala., 9/2/05) |
|         |                     | Points   | Max 5% of the original principal balance for a closed-end loan, or 5% of the total line of credit for an open-end loan.  | Ala. Code § 5-19-4(g)  |
|         |                     | Third-Party Fees   | May charge the following bona fide and reasonable amount of fees if paid to parties unrelated to the creditor: Fees for title examination, abstract of title, title insurance, property survey, pest inspection, flood inspection, and similar purposes; Fees for preparing deeds, mortgages, and reconveyance, settlement, and similar documents; Notary fees and credit report fees; Appraisal fees paid to persons licensed under the provisions of the Alabama Real Estate Appraisers Act, whether or not the appraiser is employed by or otherwise related to the creditor; and fees and charges prescribed by law which are or will be paid to public officials or agencies for recording or releasing a lien on property which secured the loan, provided, however, that a releasing fee may only be charged and collected at or after the time the lien is released.   | Ala. Code § 5-19-4(f)  |
| Alaska  | Mortgage License    | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|         |                     | Program Administration Fee   | Program Administration Fee: \$10 for each mortgage loan transaction to reimburse the state for the cost of administering the Mortgage Lending Regulation Act.  | Alaska Stat. § 06.60.800(a)  |
|         | Small Loan Company  | See Notes  | Only the following fees are permitted: (1) lawful fees actually paid out by the licensee to a public officer for filing, recording, or releasing any instrument securing the loan, or premiums payable for insurance in lieu of perfecting a security interest if the premiums do not exceed the fees that would otherwise normally be incurred for perfecting, filing, recording, and releasing the security interest, or for transferring certificate of title to a motor vehicle securing the lien or noting a lien on that certificate; (2) premiums actually paid out for pledged property of the borrower or credit life insurance, credit disability insurance, or credit unemployment insurance; (3) taxable costs and expenses to which the licensee becomes entitled under general law in any court proceedings to collect a loan or to realize on the security after default; (4) for loans secured or not secured by an interest in real estate, reasonable costs and fees paid by a licensee for appraisals, surveys, and title insurance or reports; (5) late fee not more than 10% or \$25, whichever is less; (6) dishonored check fee not to exceed \$25; (7) reasonable attorney fees, actual expenses, and costs incurred in connection with the collection of a delinquent debt or a foreclosure if the collection or foreclosure is referred to an attorney who is not a salaried employee of the licensee and the balance then owing on the debt exceeds \$5K; and (8) actual expenses and costs incurred in connection with a repossession. | Alaska Stat. § 06.20.260   |



| State      | License Type                                      | Fees   | Notes/Comments  | Citations  |
|------------|---|--|---|--|
| Arizona    | Mortgage Banker;<br>Mortgage Broker               | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|            | Consumer Lender                                   | See Notes  | Only the following fees are permitted: (1) a delinquency charge in an amount equal to 5% of the amount of any installment not paid in full within 7 days after its due date; (2) the actual costs of charges that are paid to a third party who is not an employee of the licensee and that are incurred in making consumer lender loans secured in whole or in part by real property, including the charges for a preliminary title search, title examination and report, title insurance premiums, property survey and appraisal fees; (3) lawful fees for the acknowledging, filing and recording, continuing or releasing in any public office of any instrument or financing statement evidencing or perfecting a lien or security interest in real or personal property securing a consumer lender loan or the premiums paid for insurance in lieu of filing or recording that shall not exceed the filing or recording fee; (4) a loan origination fee of not more than \$75 or 5% of a closed end consumer loan or the agreed credit limit of a consumer revolving loan. A licensee shall not charge a loan origination fee: (a) for the refinancing of a closed end consumer loan or the renegotiating of an agreed credit limit of a consumer revolving loan if the refinancing or renegotiating occurs within 1 year of the collection of a prior loan origination fee; (b) if the licensee charges prepaid finance charges; (5) deferral fees authorized in section 6-634 for precomputed consumer loans; (6) insurance premiums for property, life, credit disability, or credit involuntary unemployment insurance; (7) court costs; (8) reasonable attorney fees if the consumer lender loan is referred for collection to an attorney other than a salaried employee of the licensee; (9) costs, expenses and fees authorized in section 33-813, Subsection B for reinstatement of a deed of trust encumbering real property that secures a consumer lender loan; (10) costs and expenses of exercising the power of sale in a deed of trust encumbering real property that secures a consumer lender loan and costs and expenses of a sale that are included in a credit bid or that are applied from the proceeds of a trustee's sale pursuant to section 33-812, including the payment of trustee fees and reasonable attorney fees actually incurred; (11) costs and expenses of retaking, holding, preparing for sale and selling any personal property in accordance with Title 47, Chapter 9, Article 6; (12) a dishonored check service fee of \$25 plus any actual charges assessed by the financial institution of the holder, payee or assignee of the holder or payee as a result of the dishonored instrument. | Ariz. Rev. Stat. §§ 6-635; 44-6852   |
| Arkansas   | Mortgage Banker                                   | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|            | Mortgage Banker;<br>Mortgage Broker               | Attorney Fees  | Max 10% of the amount of principal due plus accrued interest, provided the attorney fees provision is contained in a promissory note.   | Ark. Code Ann. § 4-56-101(a)   |
|            |   | Returned Access Check  | \$25 plus the amount of any fees charged to the holder of the check by any financial institution as a result of the check.  | Ark. Code Ann. § 4-60-103  |
| California | Finance Lender;<br>Residential<br>Mortgage Lender | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|            | Finance Lender                                    | Mortgage Broker Fees   | May not charge for brokerage services unless that service is actually rendered.   | Cal. Admin. Code tit. 10 § 1451  |
|            |   | Third-Party Fees   | A licensee may charge for: Lock Book Report fee purchased in lieu of title insurance; Appraisal fee, automated valuation model result fee, and notary fee may not exceed the actual cost; Escrow fee must be reasonable; Trustee Fee for reconveyance of the trust deed; Fees to Public Officials.  | Cal. Fin. Code §§ 22316, 22317; 22317.2; 22318; 22336; Cal. Code Regs. tit. 10, § 1458 |
|            | Real Estate Broker                                | Mortgage Broker Fees   | 1st lien loans <\$30K: 5% of the principal amount of the loan if the loan period is < 3 years, or 10% if loan >= 3 years. Junior lien loans <\$20K: 5% of the principal amount of the loan if the loan period is < 2 years, 10% if loan >= 2 years but < 3 years, and 15% if loan >= 3 years.   | Cal. Bus. & Prof. Code § 10242   |



| State    | License Type                | Fees   | Notes/Comments   | Citations   |
|----------|-----------------------------|--|--|---|
|          |                             | Points   | 1st lien loans < \$30K or a Junior lien loans < \$20K, the maximum amount of all costs and expenses, exclusive of actual title charges and recording fees, but including appraisal fees, escrow fees, notary fees, and credit investigation fees may not exceed 5% of the principal amount of the loan, or \$390, whichever amount is greater but in no event to exceed \$700. May not charge any service charge or fees not specifically provided in the Real Estate Law, other than prepayment penalties authorized by law, beneficiary statements, payoff-demand, extinction, release, reconveyance or other removal of record fees, and trustee's costs and fees, or any other fees allowed under the California Civil Code and the Code of Civil Procedure.   | Cal. Bus. & Prof. Code §§ 10242; 10248.1                                  |
|          |                             | Third-Party Fees   | The REL specifies the following charges and fees: (1) appraisal fees; (2) escrow fees; (3) title charges; (4) notary fees; (5) recording fees; (6) credit investigation fees; (7) brokerage fees; (8) assumption, transfer, forwarding, and beneficiary statement fees; (9) credit life or disability insurance; and (10) fire and hazard insurance. If an escrow depository for a loan transaction is a licensed escrow agent, a title insurance company, a bank or trust company or a savings and loan association, and a fee is charged to the borrower by the escrow depository for the escrow services, the broker may not charge any additional fees for services related to the escrow.   | Cal. Bus. & Prof. Code §§ 10241; 10241.1; Cal. Code Regs. tit. 10, § 2843 |
|          | Residential Mortgage Lender | Mortgage Broker Fees   | 1st lien loans <\$30K: 5% of the principal amount of the loan if the loan period is < 3 years, or 10% if loan >= 3 years. Junior lien loans <\$20K: 5% of the principal amount of the loan if the loan period is < 2 years, 10% if loan >= 2 years but < 3 years, and 15% if loan >= 3 years. Note that where a licensee acts as a broker, the licensee may not require a borrower to pay fees or charges before the loan closing, except for the following: (1) actual charges incurred by the licensee on behalf of the borrower for services from third parties necessary to process the loan application, such as credit reports, appraisals, inspections, flood certification, and tax service (in transactions where those services are provided by the licensee) the charge may not exceed customary fees charged in the community where the loan is made; or (2) an application fee.   | Cal. Bus. & Prof. Code § 10242; Cal. Fin. Code § 50701                    |
|          |                             | Third-Party Fees   | Only the following fees are permitted: A licensee may not require a borrower to pay any fees or charges prior to the loan closing except for the following: (1) actual charges to be incurred by the licensee on behalf of the borrower for services from third parties necessary to process the application, such as credit reports, appraisals, flood certification, and tax service; (2) an application fee; (3) a rate-lock fee; and (4) a commitment fee. The REL specifies the following charges and fees: (1) appraisal fees; (2) escrow fees; (3) title charges; (4) notary fees; (5) recording fees; (6) credit investigation fees; (7) brokerage fees; (8) assumption, transfer, forwarding, and beneficiary statement fees; (9) credit life or disability insurance; and (10) fire and hazard insurance.  | Cal. Fin. Code § 50203(a); Cal. Bus. & Prof. Code §§ 10241; 10241.1       |
| Colorado | Mortgage Broker             | See Notes  | If broker has obtained a written commitment from lender for a loan on the terms and conditions agreed to by the borrower and broker, and borrower fails to close the loan through no fault of the broker, broker may charge a max \$300 fee for services rendered, preparation of documents, or transfer of document's in the borrower's file if the fee is not otherwise prohibited by the Truth In Lending Act and Reg Z.  | Col. Rev. Stat. Ann. § 12-61-915  |
|          | Nonsupervised Loans         | Points; Third-Party Fees and Other Fees/Charges                          | Purchase Money 1st lien loans, and any other real estate secured loans with an interest rate <= 12%, are unrestricted as to points and other fees and charges.   | N/A   |
|          | Supervised Lender           | Attorney Fees  | Reasonable fee not in excess of 15% of the unpaid debt after default and referral to an attorney not a salaried employee of the creditor.  | Colo. Rev. Stat. Ann. § 5-5-112   |
|          |                             | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A   |
|          |                             | Third-Party Fees   | May contract for the following additional charges: (1) official fees and taxes; (2) charges for insurance written in connection with the transaction, other than insurance protecting the creditor against the consumer's default or other credit loss, if: (a) with respect to property or liability insurance, the creditor provides a clear and specific statement in writing to the consumer setting forth the cost of the insurance if obtained from or through the creditor and stating that the consumer may choose the person through whom the insurance is to be obtained; and (b) with respect to life, accident, or health insurance, the insurance coverage is not a factor in the approval of the extension of credit and this fact is clearly disclosed in writing to the consumer, and if, the consumer gives a written statement of the consumer's desire to obtain insurance after the consumer receives written disclosure of the cost of insurance; (3) annual charges, payable in advance, for the privilege of using a credit card or similar instrument; (4) charges for other benefits conferred on the consumer, including insurance, if the benefits are of value to the consumer and if the charges are reasonable in relation to the benefits, are of a type that is not for credit, and are authorized as permissible additional charges by rule adopted by the Administrator; (5) if agreed to by the parties, a charge, not to exceed the greater of \$2.00 or 2-1/2% of the amount advanced, for each cash advance transaction made pursuant to a credit card (note that no finance charge may be assessed on this charge) and; (6) with respect to a debt secured by an interest in land, bona fide and reasonable closing costs, including: title examination, title insurance, or similar purposes including surveys; fees for preparation of a deed, settlement statement, or other documents; escrows for future payments of taxes and insurance; fees for notarizing deeds and other documents; appraisal fees; and credit reports. | Col. Rev. Stat. Ann. §§ 5-2-202; 5-1-301(8)                               |



| State       | License Type                          | Fees   | Notes/Comments   | Citations  |
|-------------|---------------------------------------|--|--|--|
|             |                                       | Assumption Fee   | A lender is prohibited from charging any fee in excess of 0.5% of the principal amount of the indebtedness outstanding, due to a sale or transfer of the real estate or due to an assumption of such indebtedness, not including title insurance, abstracting, credit report, survey, or other charges pertaining to the sale.   | Colo. Rev. Stat. Ann. § 38-30-165(1)(c)            |
| Connecticut | Mortgage Lender; Correspondent Lender | Attorney Fees  | Any mutually-agreed upon attorneys' fees are generally acceptable as long as the fees are reasonable in amount.  | Conn. Gen. Stat. § 49-7                            |
|             |                                       | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|             |                                       | Points   | First Mortgage Loans: may not charge, impose or cause to be paid, directly or indirectly, prepaid finance charges that exceed in the aggregate, the greater of 5% of the principal amount of the loan or \$2K; Second Mortgage Loans: may not charge, impose or cause to be paid, directly or indirectly, prepaid finance charges that exceed in the aggregate 8% of the principal amount of the loan.   | Conn. Gen. Stat. Ann. §§ 36-498a(a); 36-498a(b)(1) |
|             | All                                   | Mortgage Broker Fees   | May not accept a fee to any mortgage broker or mortgage loan originator who is required to be licensed but was not, as of the time of the performance of such broker's or originator's services in connection with loans made or to be made by lender, if the lender has actual knowledge that the broker or originator was not licensed.  | Conn. Gen. Stat. Ann. § 36a-496                    |
| Delaware    | Licensed Lender                       | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|             |                                       | Mortgage Broker Fees   | Mortgage lender may charge a mortgage loan broker compensation fee. Compensation may be deducted from the gross proceeds of the loan.  | Del. Code Ann. tit. 5, § 2203(3.3.5)               |
|             |                                       | Points   | May charge loan origination points in connection with revolving credit plans and closed end loans as long as the points do not exceed 10% of the principal amount of the loan.   | Del. Code Ann. tit. 5, § 2203(3.2)                 |
|             |                                       | Third-Party Fees   | Revolving Credit: May charge and collect the following fees and charges: (1) periodic charge; (2) transaction charge; (3) minimum charges; (4) fees for services rendered or reimbursement of expenses -- commitment fees, official fees and taxes, premiums or other charges for any guarantee or insurance protecting the licensee against the borrower's default or other credit loss, or costs incurred by reason of examination of title, inspection, recording and other formal acts necessary or appropriate to the security of the loan, filing fees, Attorney Fees and travel expenses. In the event a borrower defaults, the licensee may charge a reasonable attorney fees if attorney is not a regularly salaried employee of the licensee and may collect all court, alternative dispute resolution or other collection costs actually incurred by the licensee; (5) overlimit charges; (6) delinquency charges; (7) returned check charges; (8) termination fees -- a charge in such amount or amounts as the agreement may provide to terminate a revolving credit plan; (9) charges incurred in connection with real estate secured transactions as provided below.<br>Closed End Loans: May charge and collect the following fees and charges: (1) fees for services rendered or reimbursement of expenses -- commitment fees, official fees and taxes, premiums or other charges for any guarantee or insurance protecting the licensee against the borrower's default or other credit loss, or costs incurred by reason of examination of title, inspection, recording and other formal acts necessary or appropriate to the security of the loan, filing fees, Attorney Fees and travel expenses. In the event a borrower defaults, the licensee may charge a reasonable attorney fees if attorney is not a regularly salaried employee of the licensee and may collect all court, alternative dispute resolution or other collection costs actually incurred by the licensee; (2) deferral charges; (3) delinquency charges -- may not exceed 5% of the amount of any such installment or portion thereof in default; (4) returned check charges; (5) charges incurred in connection with real estate secured transactions as provided below. | Del. Code Ann. tit. 5, § 2203(3.1)                 |
|             |                                       |  | All Real Estate Secured Transactions: (a) Loan origination points; (b) loan discount points; (c) property appraisal fees -- property appraisal fees are limited to the amount paid to a third party for such appraisal and are limited to those amounts that are customary and reasonable; (d) credit report fees; (e) mortgage loan broker compensation fees -- may be deducted from the gross proceeds of the loan; (f) tax certification and service fees; (g) flood hazard certification or determination fees; (h) title abstract/search/examination and title insurance premiums; (i) legal fees; (j) recording/satisfaction fees; (k) property survey fees; (l) pest inspection fees; (m) fees incidental to loan closing -- other fees and charges including but not limited to: odd days interest, hazard and mortgage insurance premiums, escrow reserves, lender's inspection fees, mortgage insurance application fees, assumption fees, underwriting fees, document preparation fees, settlement or closing fees, notary fees, funding fees, fees for lead-based paint or other inspections and overnight mail fees may be charged and such amounts must be customary and reasonable; (n) prepayment penalties; (o) FHA, the VA, the FmHA, the GNMA, the FNMA and the FHLMC are permitted to charge and collect any fees.   | Del. Code Ann. tit. 5, § 2203(3.3)                 |



| State                | License Type                          | Fees   | Notes/Comments   | Citations  |
|----------------------|---------------------------------------|--|--|--|
|                      | Mortgage Broker                       | Third-Party Fees   | May not accept any fee in connection with a mortgage loan, other than an application fee or any credit report fee, property appraisal fee, title examination fee or other bona fide 3rd-party fee actually and reasonably paid or incurred by the licensee on behalf of the borrower. In connection with the application, the following fees may be collected prior to the receipt of a written commitment from a bona fide lender: (1) property appraisal fees and credit report fees limited to the amount paid to a third-party for such appraisal; (2) title examination fees and/or title insurance limited to those amounts actually expended for such purposes; (3) returned check charges may be assessed to consumers; (4) other bona fide third-party fees actually and reasonably paid or incurred on behalf of the borrower; (5) an application fee may be imposed in lieu of the fees itemized above (excluding paragraph (3)) provided the amount of such application fee reasonably reflects the anticipated amounts of all appropriate fees and amounts collected in excess of such actual costs is refunded; and (6) fees associated with the commitment of a specific interest rate, to be held for a specified period of time, in accordance with a signed rate lock agreement, provided the fees are payable to the lender. The following fees may be collected on or after receipt of a written commitment or preapproval and prior to the consummation of the mortgage loan: (1) fees associated with loan commitments, if such fees are required by the lender upon receipt of a written commitment, provided the fees are payable to the lender; (2) fees that the lender may require in advance of a loan closing, provided, however, that such fees are paid directly to the lender or third-party provider. | Del. Code Ann. tit. 5, §§ 2115; 2103(2.0); 2103(3.0) |
| District of Columbia | Mortgage Lender                       | Attorney Fees  | Attorneys fees are permitted in connection with the preparation, closing or disbursement of the loan, but only if the charges are an actual expense of the lender.   | DC Code Ann. § 28-3311(a)(3)                         |
|                      |                                       | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|                      |                                       | Points   | May not charge a borrower more than 1 point unless the borrower agrees to pay additional points to a lender for the sole purpose of qualifying for and obtaining a loan or financial transaction at a lower rate of interest. Point means a fee, premium, bonus, loan origination fee, service charge, or any other charge equal to 1% or less of the principal amount of a loan which is charged by the lender at or before the time the loan is made as additional compensation for the loan.  | DC Code Ann. § 28-3301(e)                            |
|                      | Mortgage Broker                       | Mortgage Broker Fees   | No mortgage broker may receive compensation from a mortgage lender of which he is a principal, partner, trustee, director, member, officer, or employee.   | DC Code Ann. § 26-1114(b)                            |
|                      | Mortgage Lender; Mortgage Broker      | Application Fees   | May not exceed 1% of the original principal amount of the mortgage loan applied for, and documented costs of credit reports and appraisals.  | DC Code Ann. § 26-1114(a)(8)                         |
|                      |                                       | Third-Party Fees   | Charge fees that are reasonable and for services actually performed by the licensee or a third party providing services on behalf of licensee. A fee shall include the rate of interest, annual percentage rate, finance charge, points, yield spread premium, or any other monetary costs charged to a borrower for the origination, service, or brokering of a mortgage loan.  | DC Admin. Code § 26A-1108                            |
| Florida              | Mortgage Lender; Correspondent Lender | Attorney Fees  | Attorney fees are not included in the calculation of interest for usury purposes.  | Fla. Stat. Ann. § 687.05                             |
|                      |                                       | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|                      |                                       | Points   | Up to 4% of the face amount of the loan or line of credit, are not considered interest or finance charge. Up to 10% of the face amount of the loan or line of credit, are not considered interest or finance charges if a mortgage lender or correspondent mortgage lender licensee sells or assigns the loan to another person within 90 days after the date the loan was funded.   | Fla. Stat. Ann. § 494.0074                           |
|                      |                                       | Third-Party Fees   | Before accepting an application fee in whole or in part, a credit report fee, an appraisal fee, or a fee charged as reimbursement for third-party charges, a lender shall make a written disclosure to the borrower.   | Fla. Stat. Ann. § 494.0068(1)                        |



| State   | License Type                              | Fees   | Notes/Comments   | Citations  |
|---------|---|--|--|--|
|         | Mortgage Broker; Mortgage Broker Business | Mortgage Broker Fees   | <p>Mortgage brokerage fee earned by a licensee is not considered interest or a finance charge under Florida law. No borrower may be charged more than the following maximum fees or commissions for a mortgage loan: (1) loan &lt;= \$1K: \$250; (2) loan &gt; \$1K &amp; &lt;= \$2K: \$250 for the first \$1K, plus \$10 for each additional \$100; (3) loan &gt; \$2K &amp; &lt;= \$5K: \$350 for the first \$2K, plus \$10 for each additional \$100; (4) loan &gt; \$5K: \$250 plus 10% of the entire mortgage loan. Maximum brokerage fee consists of the following services: (1) arranging for a conditional mortgage loan commitment between a borrower and a lender; (2) taking an application, assembling information and preparing all paperwork and documentation necessary for a conditional mortgage loan commitment; (3) reviewing, analyzing, and evaluating a borrower's financial statements, income, and credit history; (4) incidental services utilized in arranging for and procuring a conditional loan commitment, such as, courier services, express mailings, and long distance telephone charges (except that if incidental fees, such as courier services and express mailings are preauthorized in writing by the borrower, these need not be included in the mortgage broker compensation); and (5) premiums and other charges for insurance written in connection with a loan (except title insurance, abstract of title, title search fee, and fees for an attorney's title opinion (a licensee may not receive any monetary consideration or inducement in connection with the issuance of a title insurance policy in a transaction in which he was involved).</p> <p>Fees that may be charged and collected and that are not required to be included in the mortgage brokerage fee include: (1) appraisal fee charged to obtain a statement of property value for the lender prior to closing (the licensee or lender may set reasonable criteria for the selection of an appraiser); (2) inspection fees required by the lender, its agents, or a governmental body or agency or quasi-governmental body or agency for the security property; (3) loan assumption fee and a transfer fee; (4) pest inspection fee; (5) charges for title insurance, abstract of title, title search fee, and fees for an attorney's title opinion (a licensee may not receive any monetary consideration or inducement in connection with the issuance of a title insurance policy in a transaction in which he was involved); (6) survey or topography fees; (7) mortgage guaranty insurance; (8) credit report fee; (9) photograph fees; (10) flood hazard determination fee; (11) real estate tax service fee; (12) incidental fees, such as, courier services and express mailings if preauthorized in writing by the borrower; (13) settlement or closing fee charged by a settlement agent; (14) attorney fees; (15) charges imposed by federal, state, county or municipal governments or government agencies or quasi-governmental agencies including, but not necessarily limited to, the cost of recording the mortgage, cost of documentary stamps, and intangible taxes for the mortgage; (16) environmental audit costs required by the lender, or by the local ordinances or state or federal law; and (17) costs incurred in curing title defects affecting the security property.</p> | Fla. Stat. Ann. § 494.0042; Fla. Admin. Code Rule 69V-40.008 |
|         | Mortgage Broker Business                  | Third-Party Fees   | May not accept any fee in connection with a mortgage loan other than an application fee, credit report fee, property appraisal fee, or other third-party fee prior to obtaining a written commitment from a qualified lender.  | Fla. Stat. Ann. § 494.0038(5)                                |
| Georgia | Mortgage Lender                           | Assumption Fee   | With a residential mortgage loan in an original amount < \$100K, a lender is prohibited from charging, collecting, or attempting to collect any transfer fee on account of the sale or transfer of the real estate or on account of the assumption of the loan in excess of: (A) 1/2% of the principal amount of the loan outstanding on the date of the transfer or \$150, whichever is greater, in the event the lender does not relieve the borrower of liability for the repayment of the loan; (B) 1% of the principal amount of the loan outstanding on the date of the transfer, in the event the lender does not increase the interest rate but does relieve the borrower of liability for the repayment of the loan; or (C) 1/2% of the principal amount of the loan outstanding on the date of such transfer or \$250, whichever is greater, in the event the lender increases the interest rate and relieves the borrower of liability for the repayment of the loan.   | Ga. Code Ann. § 44-14-5(b)(3)                                |
|         |   | Attorney Fees  | Attorney fees are subject to the following provisions: (1) if the note provides for attorney fees in some specific percent of the principal and interest owed, the provision is valid and enforceable up to but not in excess of 15% of the principal and interest owed; (2) if the note provides for the payment of reasonable attorney fees without specifying any specific percent, such provision will be construed to mean 15% of the first \$500 of principal and interest and 10% of the remainder; (3) if the borrower pays the principal and interest in full before the expiration of the 10 day period, then the obligation to pay the Attorney Fees is void.   | Ga. Code Ann. § 13-1-11(a)                                   |
|         |   | Closing Fee  | Lender must collect a closing fee of \$10.00 from the borrower to be passed on to the Department.  | GA Admin. Code §§ 7-1-1011(b)(2); 80-5-1-.04(a)              |
|         |   | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|         | Mortgage Lender; Mortgage Broker          | Third-Party Fees   | A licensee or registrant may charge a borrower an application fee or any third-party fee such as a property appraisal fee, a credit report fee and commitment fee, if the fees are disclosed to the borrower.  | Ga. Code Ann. § 7-1-1014                                     |
| Hawaii  | Financial Services Loan Company           | Attorney Fees  | The fees, charges, and expenses may include but are not limited to attorney fees and expenses for documentation of the consumer loan or for the collection of any consumer loan in default.  | Haw. Rev. Stat. §412:9-304(6)                                |
|         |   | Handling Fee   | May not require borrower to pay a separate charge, in connection with the handling of any contract of insurance required by the loan or credit transaction, or pay a separate charge to substitute the insurance policy of one insurer for that of another.  | Haw. Rev. Stat. § 454-7(b)(3)                                |



| State    | License Type                      | Fees   | Notes/Comments  | Citations                          |
|----------|-----------------------------------|--|---|------------------------------------|
|          |                                   | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A                                |
|          |                                   | Mortgage Broker Fees   | Can charge or retain a fee for the originating, selling, brokering, or servicing of loans and extensions of credit.   | Haw. Rev. Stat. § 412:9-200        |
|          |                                   | Points   | May charge, contract for, and receive in advance or otherwise nonrefundable discount, points, loan fees, and loan origination charges, provided that: (1) discount, points, loan fees, and loan origination charges may not be charged on precomputed loans on which interest is computed under the discount or add-on methods; and (2) the nonrefundable discount, points, loan fees, and loan origination charges are permitted on consumer loans on which interest is computed under the simple interest method if the consumer loan is secured by an interest in real property or if the consumer loan is made to a lessee of land subject to the Hawaiian Homes Commission Act and the loan, but for the provisions of the Act, would be secured by a mortgage on the leasehold interest. Additionally, except for open-end loans, the nonrefundable discount, points, loan fees, and origination charges will be included as interest to determine compliance of the loan with the applicable interest rate limits under section when the consumer loan is made.  | Haw. Rev. Stat. §412:9-304(4)      |
|          |                                   | Third-Party Fees   | Only the following fees may be charged: fees and charges reasonably related to the consumer loan that are retained by the financial services loan company shall not exceed 1% of the principal amount of the loan may include but are not limited to notary fees, appraisal fees, appraisal review fees, and fees for the development, processing, and preparation of loan documents, including deeds, promissory notes, mortgages, and reconveyance, settlement, and similar documents. Fees and charges reasonably related to the consumer loan that are paid to third parties, affiliates, or subsidiaries may include but are not limited to charges for credit reports, actual taxes, and fees charged by a governmental agency for recording, filing, or entering of record any security agreements or instruments, including the partial or complete release of such security agreements or instruments, insurance premiums of the kind and to the extent described in Regulation Z § 226.4(2)(e) and to the extent that the insurance premium does not exceed \$20, appraisal fees, appraisal review fees, title report or title insurance fees, mortgage reserve funds to be used for payment of taxes, insurance, lease rent and condominium assessments, real property tax services fees, wire transfer fees, and attorney fees and expenses for documentation of the consumer loan or for the collection of any consumer loan in default. | Haw. Rev. Stat. § 412:9-304        |
| Idaho    | Mortgage Lender; Mortgage Broker  | Third-Party Fees   | Any fees charged under the Residential Mortgage Practices Act must be reasonable and customary as to the type and the amount of the fee charged. A loan cancellation fee may be charged and collected by a licensee at any time either prior to the scheduled closing of a residential mortgage loan transaction or subsequent thereto. With the exception of a loan cancellation fee, a licensee may not require a borrower to pay any fees or charges prior to a residential mortgage loan closing, except: (1) charges actually incurred by the licensee on behalf of the borrower for services which have been rendered by third parties necessary to process the application and charges actually incurred by the person subject to this part on behalf of the borrower or person seeking a loan modification for services which have been rendered by third parties.. These fees may include, but are not limited to, fees for credit reports, flood insurance certifications, property inspections, title insurance commitments, UCC-4 lien searches, and appraisals; (2) an application fee; (3) a rate-lock fee; (4) a commitment fee upon approval of the residential mortgage loan; and (5) a cancellation fee which may be charged and collected by a person subject to this part at any time either prior to the scheduled closing of a residential mortgage loan transaction,   | Idaho Code §§ 26-3113; 26-31-210   |
|          | Regulated Lender; Mortgage Lender | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A                                |
|          | Regulated Lender                  | Attorney Fees  | No attorneys fees permitted in regulated consumer loans in which principal < \$1K; Can charge a reasonable attorney fees if attorney not a salaried employee of the creditor.   | Idaho Code §§ 28-43-311; 28-43-312 |
|          |                                   | Points   | Points are included in the definition of finance charges.   | Idaho Code § 28-41-301(18)         |
|          |                                   | Third-Party Fees   | A creditor may contract for and receive third-party fees.   | Idaho Code § 28-42-201             |
| Illinois | Residential Mortgage License      | Attorney's   | May be charged in connection with a loan, and are not considered charges by the lender in connection with a loan in Illinois.   | 815 ILCS 205/4.1a                  |
|          |                                   | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A                                |



| State       | License Type                                  | Fees  | Notes/Comments  | Citations  |
|-------------|---|---|---|--|
|             |   | Third-Party Fees  | May require a borrower to pay any fees or charges incurred prior to the loan closing that were incurred by the licensee on behalf of the borrower for services from third parties necessary to process the application, such as for credit reports and appraisals. Shall not require a borrower to pay any fees or charges prior to the loan closing, except: (1) charges to be incurred by the licensee on behalf of the borrower for services from third parties necessary to process the application, such as for credit reports and appraisals; (2) loan fees, such as origination or commitment fees, including fees detailed in the Loan Brokerage Agreement; (3) rate-lock fees; and (4) an assumption fee for FHA or VA loan. No licensee may require a borrower to furnish, or charge a borrower for, items that are inconsistent with the licensee's usual standards for residential mortgage loans. Those items may include, but are not limited to, a survey or title commitment.   | 38 IL ADC 1050.1335; 1050.1330                     |
| Indiana     | Second Mortgage Lender                        | Attorney Fees   | May contract for a bona fide and reasonable attorneys' fees for preparing deeds, mortgages, settlement and similar documents. May charge reasonable attorney fees after default and referral to an attorney not a salaried employee of the lender.  | Ind. Code Ann. §§ 24-4.5-3-202(1)(d); 24-4.5-3-404 |
|             |   | Mortgage Broker Fees  | Lender paid mortgage broker fees (other than fees paid to the lender by the borrower for delivery to the broker), including yield spread premiums and service release fees, are not included in the definition of finance charges.  | Ind. Code Ann. § 24-4.5-3-109                      |
|             |   | Points  | First Lien Loans: Unrestricted since Indiana did not opt out DIDMCA; Second Lien Loans: In addition to the loan finance charge, lender may contract for the following: (a) with respect to a consumer loan that is not made under a revolving loan account, a loan origination fee of not more than 2% of the loan amount; or (b) with respect to a consumer loan that is made under a revolving loan account, a loan origination fee of not more than 2% of the line of credit that is contracted for.   | Ind. Code Ann. § 24-4.5-3-201(8)                   |
|             |   | Third-Party Fees  | Lender may contract for and receive the following additional charges in connection with a consumer loan: (a) official fees and taxes; (b) property and liability insurance premiums; (c) title examination, abstract of title, title insurance, property surveys or similar purposes; (d) fees for preparing deeds, mortgages, and reconveyance, settlement (permissible only if the lender does not take a loan origination fee) and similar documents; (e) notary and credit report fees; (f) amounts required to be paid into escrow if such amounts are not otherwise required to be included in the loan finance charge; and (g) appraisal fees. Charges for other benefits conferred on the borrower may also be assessed, if such charges are approved by the Department of Financial Institutions. Revolving loan account: lender may assess an annual participation fee, transaction fee not in excess of the lesser of \$10 or 2% of the transaction amount, and an overlimit fee of \$25 in each billing cycle during which the outstanding balance exceeds the credit limit by more than \$100. | Ind. Code Ann. § 24-4.5-3-202                      |
|             | First Mortgage Lender; Second Mortgage Lender | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate  | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
| Loan Broker | Third-Party Fees                              | The following customary and reasonable fees may be collected before the closing of the loan: (1) property appraisal fees; (2) credit report fees paid to a third party; (3) title examination fees or title insurance; (4) returned check charges; (5) other bona fide third party fees actually paid or incurred on behalf of the borrower; and (6) fees associated with the commitment of a specific interest rate, to be held for a specified period of time, may be collected in accordance with a signed rate lock agreement, provided the fees are payable to the lender. | 710 IAC 1-22-6  |  |
| Iowa        | Mortgage Banker; Mortgage Broker              | Assumption Fee  | In connection with an assumption by a new borrower of a loan secured by a 1- or 2-family owner-occupied dwelling to make payments under a prior loan, the lender may collect a loan processing fee not to exceed the lesser of: (1) a reasonable estimate of the expenses of processing the refinancing; or (2) 1% of the unpaid balance of the loan that is refinanced.  | Iowa Code Ann. § 535.8(2)(a)                       |
|             |   | Attorney Fees   | In connection with a purchase money loan or a refinancing loan secured by a 1- or 2-family owner-occupied dwelling, a borrower may be charged attorney's opinion costs if they are disclosed by the lender or broker.   | Iowa Code Ann. § 535.8(2)(b)(3)                    |
|             |   | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate  | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|             |   | Points  | Purchase Money Loan or a Refinancing Loan secured by a 1- or 2-family O/O Dwelling: may be charged by a lender or broker a loan origination or processing fee, a broker fee, or both, which together do not exceed 2% of the principal loan amount. However, if the loan principal is used to refinance a prior loan between the same borrower and lender, be charged by a lender or broker a loan origination or processing fee, a broker fee, or both, which together do not exceed the lesser of: (1) a reasonable estimate of the expenses of processing the refinancing; or (2) 1% of the unpaid balance of the loan that is refinanced. HELOC: lender may collect a loan processing fee.  | Iowa Code Ann. §§ 535.8(2)(a), 535.10(3)           |



| State    | License Type                        | Fees   | Notes/Comments   | Citations  |
|----------|-------------------------------------|--|--|--|
|          |                                     | Third-Party Fees   | Purchase Money Loan or a Refinancing Loan secured by a 1- or 2-family O/O Dwelling: may be charged in connection with the loan: (1) credit reports; (2) appraisal fees paid to a third party or lender; (3) attorney's opinions; (4) abstracting fees paid to a third party or lender; (5) county recorder's fees; (6) inspection fees; (7) mortgage guarantee insurance charge; (8) surveying of property; (9) termite inspection; (10) the cost of a title guaranty issued by the Iowa finance authority; (11) a bona fide and reasonable settlement or closing fee which is paid to a third party to settle or close the loan. Lender may not charge the borrower for the cost of revenue stamps or real estate commissions which are paid by the seller. HELOC: lenders may collect the costs permitted for lenders of purchase money loans (above), charges for insurance, a loan processing fee, and an annual account maintenance fee of \$15. Fees collected are disregarded for purposes of determining the maximum charge permitted for home equity lines of credit.   | Iowa Code Ann §§ 535.8(2)(b); 535.10(3)(a)                               |
| Kansas   | Mortgage Broker                     | Attorney Fees  | Any person who violates the Loan Broker Act, in connection with a contract for the services of a loan broker, is liable to any person damaged by the violation, for the amount of the actual damages suffered, interest at the legal rate, and attorney fees.  | Kan. Stat. § 50-1012   |
|          | Mortgage Company                    | Assumption Fee   | Whenever the obligations of a mortgage are assumed and agreed to be paid by any one or more persons who were not parties to such original mortgage, a fee not to exceed \$75, or the amount provided in the mortgage contract, may be charged by any savings and loan association, bank or other lending institution for the services connected with making appropriate changes in the books, papers and records of the savings and loan association, bank, or other lending institution.  | Kan. Stat. § 58-2335   |
|          |                                     | Attorney Fees  | Agreement may provide for the payment of reasonable costs of collection, including, but not limited to, court costs, attorney fees and collection agency fees, except that such costs of collection may not include costs that were incurred by a salaried employee of the creditor or its assignee and may not include the recovery of both attorney fees and collection agency fees, unless otherwise permitted by law.  | Kan. Stat. § 58-2312   |
|          | Mortgage Company; Mortgage Broker   | Third-Party Fees   | Lender may collect from a borrower: (1) the actual fees paid to a public official or agency of the state, or federal government, for filing, recording or releasing any instrument relating to a loan; and (2) reasonable expenses incurred by the lender in connection with the making, closing, disbursing, extending, readjusting or renewing of loans.   | Kan. Stat. Ann. § 16-207(d)  |
|          | Mortgage Company; Supervised Lender | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|          | Supervised Lender                   | Attorney Fees  | An agreement may provide for the payment by the borrower of reasonable costs of collection, including, but not limited to, court costs, attorney fees and collection agency fees, except that such costs of collection may not include costs that were incurred by a salaried employee of the lender, may not include the recovery of both attorney fees and collection agency fees, and may not be in excess of 15% of the unpaid debt after default.   | Kan. Stat. Ann. § 16a-2-507  |
|          |                                     | Points   | Consumer loan secured by a first or second mortgage: prepaid finance charges, in an amount not to exceed 8% of the amount financed may be charged, provided that the aggregate amount of prepaid finance charges payable to the lender or any person related to the lender do not exceed 5% of the amount financed.  | Kan. Stat. Ann. § 16a-2-401(6)   |
|          |                                     | Third-Party Fees   | Lender is permitted to charge a borrower for: (1) the actual fees paid a public official or agency of the state or federal government, for filing, recording or releasing any instrument relating to the debt; and (2) bona fide and reasonable expenses incurred by the lender in connection with the making, closing, disbursing, extending, readjusting or renewing the debt which are payable to third parties not related to the lender (Except that reasonable fees for an appraisal made by the lender or related party are permissible.). Open-end Mortgage Loan: Lender may charge the following fees in an amount not to exceed that agreed to by the borrower: (1) fees on a monthly or annual basis; (2) overlimit fees; and (3) cash advance fees (These fees permitted are in addition to any finance charges, additional charges or other charges permitted by the UCCC.). Lender may contract for and receive the following additional charges: (1) official fees and taxes; (2) charges for insurance; (3) delinquency charges; (4) reasonable charges for other benefits, including insurance, if paid to a third party who is not related to the lender and the charges are made under conditions which permit their exclusion from the definition of "finance charge" under the UCCC; and (5) service charges for insufficient checks. | Kan. Stat. Ann. §§ 16a-1-301(10); 16a-2-501; Kan. Admin. Regs. 75-6-9(a) |
| Kentucky | Consumer Loan License               | Closing Costs  | May charge and collect the following closing costs if they are bona fide, reasonable in amount and not for the purpose of circumvention or evasion of the provisions of this subtitle: (1) fees or premiums for title examination, abstract of title, title insurance, survey, or similar purposes, if not paid to the lender or a person related to the lender; (2) fees for preparation of a deed, settlement statement, or other document, if not paid to the lender or a person related to the lender; (3) escrows for future payment of taxes, including assessments for improvements, insurance, and water, sewer and land rents; (4) fees for notarizing deeds and other documents, if not paid to the lender or a person related to the lender; (5) appraisal fees, if not paid to the lender or a person related to the lender.   | Ky. Rev. Stat. § 286.4-535   |



| State            | License Type                                | Fees   | Notes/Comments   | Citations                       |
|------------------|---|--|--|---------------------------------|
|                  |   | Other Charges  | May charge and collect the following: (1) a fee, or premium for insurance, in lieu of perfecting a security interest to the extent that the fee or premium does not exceed the fee payable to public officials for perfecting the security interest; (2) a bad check charge of \$25, or the amount passed on from other financial institutions, whichever is greater; (3) a reasonable attorney's fee, in connection with the collection of a loan; (4) a charge for credit investigations of \$1.50 for each \$50 or fraction thereof of the principal amount of the loan. This charge shall be permitted only on the first \$2K of the principal amount of the loan. No charge shall be collected unless a loan has been made as a result of the investigation; and (5) a default charge not to exceed 5% of each scheduled installment, or \$15, whichever is greater. Only 1 charge may be collected for each scheduled installment.   | Ky. Rev. Stat. § 286.4-533      |
|                  | Mortgage Loan Broker                        | Mortgage Broker Fees   | A mortgage loan broker may contract for or collect a fee for services rendered from the borrower or lender if the fee has been properly disclosed to the borrower in advance of providing of such services.  | Ky. Rev. Stat. § 286.8-270(2)   |
|                  | Mortgage Loan Company                       | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A                             |
|                  | Mortgage Loan Company; Mortgage Loan Broker | Attorney Fees  | Attorney fees not exceeding 15% of the unpaid balance may be collected as well as court costs provided the note is referred to an attorney who is not a salaried employee of the holder of the note for collection.  | Ky. Rev. Stat. § 286.8-110(3)   |
|                  |   | Points   | It shall be unlawful for any licensee or person holding a claim of exemption to originate a loan secured by a mortgage on residential real property if the total net income generated by the licensee or person exceeds \$2K or 4% of the total loan amount, whichever is greater. "Total net income" means any and all fees, income, or compensation of any kind collected, received, or charged by the licensee or person holding a claim of exemption, or by an affiliate of the licensee or person holding a claim of exemption. "Total net income" includes but is not limited to origination fees, broker fees, lender fees and discount points if retained by the originating licensee or person as income, processing fees, administrative fees, document preparation fees, yield spread premiums, servicing release premiums, and financial counseling fees. "Total net income" does not include interest on the mortgage loan itself, or fees paid to compensate unaffiliated third parties. "Total loan amount" means the amount financed in the mortgage loan less the total net income generated by the originating licensee or person, or the affiliate of the originating licensee or person. | Ky. Rev. Stat. § 286.8-026      |
|                  |   | Third-Party Fees   | May charge an application fee <= \$100; Mortgage loan companies may require borrowers to pay all necessary and reasonable expenses incurred in connection with the making, closing, disbursing, extending, readjusting or renewing of loans. Such expenses may include, but are not limited to: (1) appraisal; (2) attorneys' fees; (3) abstract; (4) recording and registration fees; (5) title examination; (6) title insurance; (7) mortgage insurance; (8) credit report; (9) survey; (10) drawing of papers; (11) origination fees; (12) loan closing costs; and (13) taxes or charges imposed in connection with the making and reporting of any mortgage. Mortgage loan companies may also require borrowers to pay the cost of all other necessary and incidental services rendered by the mortgage loan company or by others in connection with the loans including, but not limited to, the costs of services of inspectors, engineers and architects.   | Ky. Rev. Stat. § 286.8-120      |
| <b>Louisiana</b> | Mortgage Lender                             | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A                             |
|                  | Mortgage Lender; Mortgage Broker            | Mortgage Broker Fees   | Agreements to compensate mortgage brokers through yield spread premiums for goods, facilities, and services actually provided in connection with a residential loan transaction are valid and enforceable. Mortgage broker may not receive any type of fee, interest, or other charge in advance, except for expense deposits from a potential borrower for the procurement of a loan. An advance expense deposit may not exceed the good faith estimate of the actual cost of any appraisal, title search, credit reports performed by an independent person and required by the originating lender for the evaluation of the potential borrower's loan application, or the actual cost of any charge of no more than \$25 assessed to a mortgage broker by Fannie Mae for "Desktop Underwriter" or Freddie Mac for "Loan Prospector." Mortgage lenders also may not receive any advance expense deposit for third-party settlement services in advance that exceeds the good faith estimate of the actual cost of the settlement service.  | La. Rev. Stat. Ann. § 6:1096    |
|                  |   | Points   | In addition to those fees, charges, costs, and expenses not considered interest or defined as finance charges under Reg Z, the parties to a federally related mortgage loan may agree to the payment of any fees, charges, costs, and expenses, and the amounts thereof, if the fees, charges, costs, and expenses, and the amounts, or the methods for setting the amounts, are provided in writing signed by the borrower.   | La. Rev. Stat. Ann. § 6:1097(A) |



| State | License Type                   | Fees   | Notes/Comments   | Citations                                       |
|-------|--------------------------------|--|--|---|
|       |                                | Third-Party Fees   | Mortgage lender may not receive any advance expense deposit for third-party settlement services in advance that exceeds the good faith estimate of the actual cost of the settlement service. In addition to those fees, charges, costs, and expenses not considered interest or defined as finance charges under Reg Z, the parties to a federally related mortgage loan may agree to the payment of any fees, charges, costs, and expenses, and the amounts thereof, if the fees, charges, costs, and expenses, and the amounts, or the methods for setting the amounts, are provided in a writing signed by the borrower. A mortgage lender must not finance or include in the original principal balance of a residential mortgage loan > \$50K the premium amount for any single premium credit life, dismemberment, health and accident, mortgage life and disability, involuntary unemployment, collateral protection, or debt cancellation insurance unless that portion of original principal balance attributable to such insurance premium is scheduled to be fully amortized no later than the coverage expiration date of such insurance product. This does not prohibit a lender from the financing of private mortgage insurance paid on a single premium basis in connection with a residential mortgage loan transaction. Parties to a consumer loan, secured by a mortgage on residential immovable property, may agree to pay the following fees, charges, costs, and expenses: (1) costs of collection and reasonable attorney fees not in excess of 25% of the unpaid debt after default, when the debt has been referred to an attorney for collection; (2) fees, taxes, charges, and other expenses incurred in making the loan which are collected from or paid by or on behalf of the borrower, if such fees, taxes, charges, or other expenses are actually paid to or payable to persons other than the lender or the person making the loan or any employee of such lender or person; (3) charges or premiums for credit life insurance actually written on the life of the borrower or endorser in an amount not to exceed the total sum payable under the residential mortgage loan, including all interest, fees, costs, and charges; (4) n.s.f. check charges in an amount not to exceed the greater of 5% of the amount of the check or electronic payment, or \$25, assessed if the payment is returned or otherwise dishonored; and (5) other fees, charges, costs, and expenses not defined as finance charges under Reg Z, if the fees, charges, costs, and expenses, or the methods for fixing such, are provided in a writing signed by the consumer. | La. Rev. Stat. Ann. §§ 6:1096(G); 6:1097(B)     |
| Maine | Loan Broker                    | Mortgage Broker Fees   | Unrestricted on mortgage broker fees. Borrower-paid mortgage broker fees, including fees paid directly to the broker or to the lender for delivery to the broker, whether the fees are paid in cash or financed should be included in the finance charge in connection with any consumer credit transaction.   | Me. Rev. Stat. Ann. tit. 9-A, § 8-105           |
|       | Supervised Lender; Loan Broker | Closing Costs  | Closing costs, provided they are bona fide, reasonable in amount and not for the purpose of circumvention or evasion of this Act, with respect to a debt or open-end credit plan secured by an interest in land or a consumer credit transaction involving manufactured housing, include: (A) fees or premiums for title examination, abstract of title, title insurance or similar purposes and for required related property surveys; (B) fees for preparation of deeds, settlement statements or other documents; (C) amounts required to be placed or paid into an escrow or trustee account for future payments if the amounts would not otherwise be included in the finance charge; (D) fees for notarizing deeds and other documents; (E) appraisal fees; and (F) credit reports.  | Me. Rev. Stat. Ann. tit. 9-A, § 1-301(8)        |
|       | Supervised Lender              | Attorney Fees  | With respect to a consumer credit sale or lease, or a supervised loan, the agreement may not provide for the payment by the consumer of attorney's fees or any other collection cost. With respect to any other consumer credit transaction, agreement may provide for the payment by the debtor of reasonable attorney's fees not in excess of 15% of the unpaid debt after default and referral to an attorney not a salaried employee of the creditor, but the agreement may not provide for the payment by the consumer of any other collection costs.   | Me. Rev. Stat. Ann. tit. 9-A § 2-507; 14 § 6101 |
|       |                                | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A   |
|       |                                | Third-Party Fees   | First Lien Loans: Unrestricted; Second Lien Consumer Credit Transaction or Open-End Credit Plan: lender may contract for and receive the following additional charges: (1) official fees and taxes; (2) charges for insurance; (3) certain closing costs, including (i) fees or premiums for title examination, abstract of title, title insurance or similar purposes and for required related property surveys; (ii) fees for preparation of deeds, settlement statements or other documents; (iii) amounts required to be placed or paid into an escrow or trustee account for future payments if the amounts would not otherwise be included in the finance charge; (iv) fees for notarizing deeds and other documents; (v) appraisal fees; and (vi) credit reports; (4) charges authorized as permissible additional charges by rule adopted by the Administrator, for other benefits conferred on the borrower, if the benefits are of value to the borrower and if the charges are reasonable in relation to the benefits or of a type that is not for credit; (5) deferral charges under Me. Rev. Stat. Ann. tit. 9A, §2-503. Lender may contract for and receive additional charges, if such additional charges, together with all other finance charges applicable to a consumer credit transaction, do not exceed the applicable maximum finance charge.  | Me. Rev. Stat. Ann. tit. 9-A, § 2-501           |



| State         | License Type     | Fees   | Notes/Comments  | Citations   |
|---------------|------------------|--|---|---|
| Maryland      | Mortgage Lender  | Attorney Fees  | Lender may require the borrower to pay for services rendered by the lender's attorney only if: (1) fee is limited to legal services attributable to processing and closing the loan and not to unrelated services performed by the attorney for the lender; (2) the amount of the attorney's fee, if in excess of \$100, is supported by a statement, provided to the borrower at or prior to settlement, that: (i) describes the services performed; (ii) sets forth the time spent by the attorney and the hourly rate or other basis for determining the fee; (iii) states that the legal services are being performed on behalf of the lender and not on behalf of the borrower; and (iv) states that the services are being paid for by the borrower; (3) the amount of the attorney's fee is reasonable on the basis of the legal services performed; and (4) the attorney's fee is separately itemized on the loan settlement sheet and identified as a fee to the lender's attorney.  | MD COML § 12-120(b)   |
|               |                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|               |                  | Third-Party Fees   | Licensee may not retain a fee, or any portion of a fee, collected from the borrower if the fee is represented as a charge to be paid to a third party for services in connection with the loan. A licensee may not collect a separate settlement fee on a loan when the closing is conducted by the lender, a subsidiary of the lender, a sister corporation of the lender, an owner or part owner of the lender, a partner of the lender, or a director, officer, or employee of the lender. Secondary Mortgage Loans: a lender may collect the fees paid to a public official or governmental agency for recording or satisfying the instrument securing the loan. The following charges, if actual expenses of the lender, also may be collected: (1) charges by the lender's attorney for service rendered in connection with the preparation, closing, or disbursement of the loan; (2) charges for the payment of any property expense, tax, or governmental charge; and (3) charges for the payment of any premium and cost for insuring: (i) the lender against loss or liability on or in connection with the loan; or (ii) the life or health of the borrower.<br>Credit grantor may if payment is made with a check that is dishonored on the second presentment, a charge not to exceed \$15. Credit Grantor Closed-End Credit: a credit grantor may charge and collect: reasonable fees for services rendered or for reimbursement of expenses incurred in good faith by the credit grantor or its agents in connection with the loan, including: (i) attorney's fees for services rendered in connection with the preparation, closing, or disbursement of the loan; (ii) any expense, tax, or charge paid to a governmental agency; (iii) examination of title, appraisal, or other costs necessary or appropriate to the security of the loan; and (iv) premiums for any insurance coverage permitted under this subtitle; Closed Grantor Revolving Credit: fees or charges may not be imposed on a consumer borrower in addition to interest or finance charges except for actual and verifiable fees incurred by the credit grantor and not retained by the credit grantor for the following: (1) attorney's fees for services rendered in connection with the preparation, closing, or disbursement of the loan; (2) any expense, tax, or charge paid to a governmental agency; (3) examination of title, appraisal, or other costs necessary or appropriate to the security of the loan; and (4) premiums for any insurance coverage permitted under this subtitle. | MD COMAR 03.06.09(A); 03.06.10(B); MD COML §§ 12-405, 12-105(e) |
|               |                  | Points   | Secondary Mortgage Loans: A lender may collect a loan origination fee only if: (1) the aggregate amount of the loan origination fee imposed by the lender, when combined with any finder's fee imposed by a mortgage broker, does not exceed the greater of: (A) \$500 or 10% of the net proceeds of a commercial loan of \$75,000 or less; or (B) \$250 or 10% of the net proceeds of any other loan; and (2) the lender does not collect from the borrower any other commission, finder's fee, or point for obtaining, procuring, or placing the loan. Credit Grantor Closed-End Credit & Closed Grantor Revolving Credit: lenders who extend credit pursuant to the a credit grantor may charge and collect loan fees, points, finder's fees, and other charges; however, all such charges, when combined with any finder's fee, may not exceed 10% of the original extension of credit. In the case of a loan to a consumer borrower, no loan fees, points, finder's fees, or other charges may be charged and collected unless: (i) the agreement, note, or other evidence of the loan so provides and the borrower agrees in writing to pay those charges; and (ii) the charges are disclosed to the borrower in accordance with the federal Truth in Lending Act.  | MD COML §§ 12-405(a); 12-1005(a); 12-903(b)                     |
|               | Mortgage Broker  | Mortgage Broker Fees   | A mortgage broker may not receive any fee in the form of a note, mortgage, or other evidence of indebtedness. A mortgage broker may charge a finder's fee not in excess of 8% of the amount of the loan or advance. In addition to a finder's fee, a mortgage broker may charge a borrower for the actual cost of any appraisal, credit report, condominium document, or subordination agreement document obtained by the mortgage broker at the written request of the borrower and any other good or service, as specified in regulations adopted by the commissioner, that is required to complete a loan application process and that, at the written request of the borrower, is paid by the mortgage broker to a third-party provider of the good or service. A mortgage broker obtaining a mortgage loan with respect to the same property more than once within a 24-month period may charge a finder's fee only on so much of the loan as is in excess of the initial loan. Secondary Mortgage Loans: a finder's fee or commission must be paid by the lender, and may be paid only to a licensed real estate broker, a lawyer licensed to practice law in Maryland, or a licensee under the Maryland Mortgage Lender Law.   | MD COML §§ 12-804; 12-805(a); 12-406(a)                         |
| Massachusetts | Mortgage Lender; | Attorney Fees  | Mortgage broker or lender may not accept any attorneys' fees in excess of the fees that have been or will be paid to its attorneys.   | 940 CMR 8.06(13)  |



| State     | License Type                        | Fees   | Notes/Comments   | Citations  |
|-----------|-------------------------------------|--|--|--|
|           | Mortgage Broker                     | Mortgage Broker Fees   | It is an unfair or deceptive act or practice for a mortgage broker or lender to engage the services of (another) mortgage broker that will charge the borrower an additional fee without obtaining in advance the written permission of the borrower to charge that fee, the amount of which shall be specified in writing.  | 940 CMR 8.06                                       |
|           |                                     | Points   | A mortgage lender or mortgage broker shall not charge a loan fee, finder's fee, points or similar fees on a residential mortgage transaction involving four or less units, unless these fees or points were previously disclosed to the mortgagor in writing, which disclosure may be in the form required by Mass. Gen. Law, Ch. 184 § 17D, or such other form which discloses said fees or points. Nothing contained in this section shall limit a mortgagor's ability to obtain from such mortgagee, mortgage lender or mortgage broker a temporary or permanent interest rate buydown.   | Mass. Gen. Law, Ch. 183 § 63                       |
|           |                                     | Third-Party Fees   | Mortgage broker or lender may not accept any fees that were not disclosed in accordance with regulations or applicable law, may not accept any brokerage fee, application fee or other fee, prior to the borrower's receiving the applicable disclosure forms, and may not engage the services of another mortgage broker that will charge the borrower an additional fee without obtaining, in advance, the written permission of the borrower to charge that fee. An appraisal fee, however, may be accepted if the lender or brokers provides notice, prior to the receipt of the fee, as to whether the fee is refundable.   | 940 CMR 8.06                                       |
|           | Mortgage Lender                     | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
| Michigan  | First Mortgage Lenders; Brokers     | Mortgage Broker Fees   | A mortgage lender, broker or servicer may not directly or indirectly pay any compensation, commission, fee, points, or other remuneration or benefits to any of the following: (1) a loan officer who is not registered under the Mortgage Brokers, Lenders, and Servicers Licensing Act; or (2) a loan officer registrant who is not an employee or agent of that mortgage broker, mortgage lender, or mortgage servicer.   | Mich. Comp. Laws Ann. § 445.1652(6)                |
|           |                                     | Third-Party Fees   | May charge the reasonable and necessary charges that are the actual expenses incurred in connection with the making, closing, disbursing, extending, readjusting or renewing of a mortgage loan and a loan processing fee.   | Mich. Comp. Laws Ann § 445.1673                    |
|           | First & Second Mortgage Lenders     | Assumption Fee   | In the event of a formal assumption of a mortgage whereby a new note is executed and the original borrower is discharged from any obligation to the lending institution, the lender may require that the new borrower pay a reasonable and necessary fee reflective of the actual expenses incurred by the lender in processing the assumption. Such fees may include recording fees, credit reports, as well as a processing fee.   | Atty. Gen. Op. No. 5895, May 11, 1981              |
|           |                                     | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|           |                                     | Points   | Prohibits the collection of discount, points, or other similar charges with respect to first lien loans, except that a lender may collect all fees, discounts, points, or other charges that lenders are permitted or required to impose, collect, or pay in order to qualify the loan for sale, or in order to obtain a purchase commitment, under any program authorized by federal statute or regulation.   | Mich. Comp. Laws Ann. § 438.31c                    |
|           | Secondary Mortgage Lenders; Brokers | Third-Party Fees   | No other charges or fees may be charged in connection with the making of a secondary mortgage loan, except for the following, which may be included in the principal of the loan: (1) charges for credit life insurance or credit accident and health insurance that is offered by the licensee or registrant and that may be purchased at the option of the borrower; (2) reasonable and necessary charges that are the actual expenses incurred by the licensee, registrant, or exclusive broker in connection with the making, closing, disbursing, extending, readjusting, or renewing of a secondary mortgage loan; (3) a nonrefundable processing fee that is not more than 5% of the gross amount of the loan; (4) other charges as authorized by the Credit Reform Act: (a) a 2% processing fee in connection with making, closing, disbursing, extending, readjusting, or renewing an extension of credit; (b) a fee not to exceed \$25 for a check or other payment instruments that is dishonored because of insufficient funds; and (c) may charge, collect, and receive from a borrower or buyer all fees and charges that are agreed to or accepted by the borrower or buyer including those relating to making, closing, processing, disbursing, extending, committing to extend, readjusting, renewing, collecting payments upon, or otherwise servicing an extension of credit or any occurrence or transaction related to an extension of credit); and (5) a reasonable annual fee for the privilege of receiving open-end credit from the licensee or registrant. | Mich. Comp. Laws Ann. § 493.72; 445.1856; 445.1857 |
| Minnesota | Regulated Lender                    | Assumption Fee   | Lender may charge a fee not in excess of 0.10% of the remaining unpaid principal balance in the event the loan is assumed by the transferee and the existing borrower continues after the transfer to be obligated for repayment of the entire assumed indebtedness. A lender may charge a fee not in excess of 1% of the remaining unpaid principal balance in the event the remaining indebtedness is assumed by the transferee and the existing borrower is released from all obligations under the loan instruments, but in no event may the fee exceed \$336 (The \$336 amount may be adjusted on July 1 of even-numbered years).   | Minn. Stat. Ann. § 56.12                           |



| State       | License Type                    | Fees   | Notes/Comments   | Citations                                       |
|-------------|---------------------------------|--|--|---|
|             |                                 | Attorney Fees  | No term of writing may provide for the payment by the debtor of attorney fees, except for lawful fees to be paid to an attorney in connection with the foreclosure of a real estate mortgage.  | Minn. Stat. Ann. § 56.131(5)                    |
|             |                                 | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A   |
|             |                                 | Points   | A loan that is secured by real estate and that is in a principal amount $\geq$ \$16,800 and has a maturity $\geq$ 60 months, may contain a provision permitting discount points, if the loan does not provide a loan yield in excess of the maximum rate of interest. Discount points and appraisal fees may not be included in the principal amount of a loan secured by an interest in real estate when the loan is a refinancing for the purpose of bringing the refinanced loan current and is made within 24 months of the original date of the refinanced loan. A refinancing is not considered to be for the purpose of bringing the refinanced loan current, if new funds advanced to the customer (not including closing costs or delinquent installments) exceed \$1,400 (The \$16,800 and \$1,400 amount are adjusted on July 1 of even-numbered years).  | Minn. Stat. Ann. § 56.131                       |
|             |                                 | Third-Party Fees   | Lenders may collect in addition to interest the following additional charges that may be included in the principal amount of the loan: (1) lawful fees and taxes paid to any public officer to record, file, or release security; (2) the following closing costs, if they are bona fide, reasonable in amount, and the costs do not exceed 1% of the principal amount or \$520, whichever is greater: (A) fees or premiums for title examination, abstract of title, title insurance, surveys, or similar purposes; (B) fees, if not paid to the lender, an employee of the lender, or a person related to the lender, for preparation of a mortgage, settlement statement, or other documents, fees for notarizing mortgages and other documents, and appraisal fees; (3) the premium for insurance in lieu of perfecting and releasing a security interest to the extent that the premium does not exceed the fees described in item (1) above.   | Min. Stat. Ann. § 56.131(2)                     |
|             | Residential Mortgage Originator | Points   | Mortgage loan may not include in the principal amount of any residential mortgage loan all or any portion of any lender fee in an aggregate amount exceeding 5% of the loan amount. This restriction does not apply to residential mortgage loans which are insured or guaranteed by HUD, VA, or FmHA or any successor. "Lender fee" means interest, points, finance charges, fees, and other charges payable in connection with the residential mortgage loan: (1) by the borrower to any residential mortgage originator or to any assignee of any residential mortgage originator; or (2) by the lender to a mortgage broker. "Lender fee" does not include recording fees, mortgage registration taxes, pass-throughs, any amount that is set aside to pay taxes or insurance on any property securing the residential mortgage loan, or other amounts that are paid by any person to any government entity, filing office, or other third party that is not a residential mortgage originator or an assignee of a residential mortgage originator. Conventional Loans: May contain provisions permitting discount points, if the loan does not provide a loan yield in excess of the maximum interest rate. The loan yield is computed using the amount resulting when the discount points are included in the finance charge. Forward commitment fees are not discount points.   | Minn. Stat. Ann. §§ 58.137(1); 47.20            |
|             |                                 | Third-Party Fees   | Must not charge a fee for a product or service if not actually provided or misrepresent the amount charged by or paid to a third-party for a product or service. Conventional Loans: interest rate below the maximum interest limit, lenders may collect in addition to the interest, the reasonable charges for actual closing costs regardless of whether the charges are retained by the lender. Permitted actual closing costs include the following: (1) any insurance premiums including but not limited to premiums for title insurance, fire and extended coverage insurance, flood insurance, and private mortgage insurance, but excluding any charges or sums retained by the mortgagee or lender as self-insured retention; (2) abstracting, title examination and search, and examination of public records; (3) the preparation and recording of any or all documents required by law or custom for closing a conventional or cooperative apartment loan; (4) appraisal and survey of real property securing a conventional loan or real property owned by a cooperative apartment corporation of which a share or shares of stock or a membership certificate or certificates are to secure a cooperative apartment loan; (5) a single service charge, which includes: (A) any amounts paid by the borrower and received and retained by the lender for or related to the acquisition, making, refinancing or modification of a conventional or cooperative apartment loan; and (B) any amount received by the lender for making a borrower's interest rate commitment or for making a borrower's loan commitment, whether or not an actual loan follows the commitment; or (6) any charges and fees necessary for or related to the transfer of real property securing a conventional loan or the closing of a loan paid by the borrower and received by any party other than the lender. "Service charge" does not include forward commitment fees. The service charge may not exceed 1% of the original bona fide principal amount of the conventional or cooperative apartment loan, except that in the case of a construction loan, the service charge may not exceed 2% of the original bona fide principal amount of the loan. A lender may not collect from a borrower the additional 1% service charge permitted for a construction loan if it does not perform the service for which the charge is imposed or if third parties perform and charge the borrower for the service for which the lender has imposed the charge. | Minn. Stat. Ann. §§ 58.13(1)(a)(6); 47.20(2)(1) |
| Mississippi | Mortgage Lender                 | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A   |



| State                                | License Type                | Fees  | Notes/Comments   | Citations                          |
|--------------------------------------|-----------------------------|---|--|------------------------------------|
|                                      |                             | Points; Third-Party Fees; Mortgage Broker Fees  | A licensee may not charge or collect any direct payment, compensation or advance fee from a borrower unless and until a loan is actually found, obtained and closed for that borrower. Such direct payment, compensation or advance fee may not exceed 7.95% of the original principal amount of the loan in any event, and any such direct payments, compensation or advance fees must be included in all annual percentage rate calculations if required under Regulation Z. A direct payment, compensation or advance fee does not include: (1) any direct payment, compensation or advance fee collected by a licensed mortgage lender or mortgage broker to be paid to a nonrelated third party; (2) any indirect payment to a licensed mortgage lender or mortgage broker by a lender if those fees are not required to be disclosed under the RESPA; (3) any indirect payment or compensation by a lender to a licensee required to be disclosed by the licensee under RESPA, provided that the payment or compensation: (A) is disclosed to the borrower by the licensee on a good faith estimate of costs; (B) is included in the annual percentage rate if required under Regulation Z; and (C) is made pursuant to a written agreement between the licensee and the borrower as may be required by the Mississippi Mortgage Consumer Protection Law; (4) a fee not to exceed 1% of the principal amount of a construction loan, provided that a binding commitment for the loan has been obtained for the prospective borrower; or (5) an advance fee, known as a lock-in fee, collected by a licensee to be paid to a lender to lock in an interest rate and/or a certain number of points on a mortgage loan from the lender. | Miss. Code Ann. § 81-18-27(j)      |
|                                      | Consumer Loan Broker        | Service Charge  | May charge or collect any service charge or advance fee from a borrower unless and until a loan is actually found, obtained and closed for that borrower, and in no event shall a service charge exceed 3% of the original principal amount of the loan or a fee of \$25, whichever is greater.  | Miss. Code Ann. § 81-19-23         |
| Missouri                             | Residential Mortgage Lender | Attorney Fees   | Second Lien Loans: If the contract or promissory note provides for attorney fees, and if it is necessary to bring suit, attorney fees may not exceed 15% of the amount due and under the contract or note, together with any court costs assessed. Attorney fees are only permitted where the contract or note is referred for collection to an attorney and the attorney is not a salaried employee of the holder of the contract or note.  | Mo. Rev. Stat. § 408.233           |
|                                      |                             | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate  | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A                                |
|                                      |                             | Points  | First Mortgage Loans: no first mortgage lender may charge, require or receive, on any residential real estate loan, any points or other fees of any nature whatsoever, excepting insurance, including insurance for involuntary unemployment coverage, and a one-percent (1%) origination fee, whether from the buyer or the seller or any other person, except that the lender may charge bona fide expenses paid by the lender to any other person or entity except to an officer, employee, or director of the lender or to any business in which any officer, employee or director of the lender owns any substantial interest for services actually performed in connection with a loan. If the loan is for the construction, repair, or improvement of residential real estate, the lender may charge a fee not to exceed one percent (1%) of the loan amount for inspection and disbursement of the proceeds of the loan to third parties. Second Mortgage Loans: may charge a nonrefundable origination fee not to exceed 5% of the principal which may be used by the lender to reduce the rate on a second mortgage loan. A second mortgage lender may charge a fee on any amounts paid to the lender by any person, other than the borrower, to reduce the rate on a second mortgage loan or to assist the borrower in qualifying for the loan and for revolving loans, an annual fee not to exceed \$50.   | Mo. Rev. Stat. §§ 408.052; 408.233 |
|                                      |                             | Third-Party Fees  | Lender may not contract for or receive any charges in addition to interest, either directly or indirectly, in connection with any second mortgage loan, except for the following: (1) fees and charges prescribed by law actually and necessarily paid to public officials for perfecting, releasing, or satisfying a security interest related to the second mortgage loan; (2) taxes; (3) bona fide closing costs paid to third parties, which include: (A) fees or premiums for title examination, title insurance, or similar purposes including survey; (B) fees for preparation of a deed, settlement statement, or other documents; (C) fees for notarizing deeds and other documents; (D) appraisal fees; and (E) fees for credit reports; (4) charges for insurance written in connection with the loan, including insurance: (A) protecting the lender against the borrower's default or other credit loss; (B) against loss of or damage to property where no such coverage already exists; and (C) providing life, accident, health or involuntary unemployment coverage; (5) a nonrefundable origination fee not to exceed 5% of the principal which may be used by the lender to reduce the rate on a second mortgage loan; (6) any amounts paid to the lender by any person or entity, other than the borrower, to reduce the rate on a second mortgage loan or to assist the borrower in qualifying for the loan; and (7) for revolving loans, an annual fee not to exceed \$50.   | Mo. Rev. Stat. § 408.233           |
| Residential Mortgage Broker & Lender | Mortgage Broker Fees        | Unrestricted; However, no licensee shall knowingly use the services of any broker or lender not licensed or exempt.   | 20 CSR 1140-30.100(3)  |                                    |
|                                      | Third-Party Fees            | Any charges actually and necessarily incurred for services from third parties needed to process an application, which are paid by the borrower prior to closing, must be placed with a licensed and bonded disbursing agent or licensed real estate broker. | 20 CSR 1140-30.110(5)  |                                    |
| Montana                              | Consumer Loan License       | Attorney Fees   | If the contract so provides, then reasonable attorney fees may be awarded to the party in whose favor final judgment is rendered in action regarding on that contract between the parties.   | Mont. Code § 32-5-407(1)           |



| State    | License Type    | Fees   | Notes/Comments  | Citations   |
|----------|-----------------|--|---|---|
|          |                 | Third-Party Fees   | Any additional charges may not be directly or indirectly contracted for or received by any licensee except those specifically discussed below. May include in the principal amount of any loan: (1) the actual fees paid a public official or agency of Montana for filing, recording, or releasing any instrument securing the loan; or (2) the premium for insurance in lieu of filing or recording any instrument securing the loan to the extent that the premium does not exceed the fees that would otherwise be payable for filing, recording, or releasing any instrument securing the loan. May include in the principal amount of any loan bona fide charges related to real estate security and paid to third parties, including: (A) fees or premiums for title examination, title insurance, or similar purposes, including survey; (B) fees for preparation of a deed, settlement statement, or other documents; (C) fees for notarizing deeds and other documents; (D) appraisal fees; (E) fees for credit reports; and (F) fees paid to a trustee for release of a trust deed. In connection with an open-end loan, a lender may contract for and receive fees for credit life or disability insurance and insurance against loss or damage to property. Credit life or disability insurance must be calculated in each billing cycle by applying the current monthly premium rate to the unpaid balances in the borrower's account. may not collect any notary fee required in connection with any instrument tendered by a borrower as security for a loan. | Mont. Code Ann. §§ 32-5-301(5); 32-5-504; Mont. Admin. R. 2.59.304(3) |
|          | Mortgage Broker | Mortgage Broker Fees   | May not charge or receive, directly or indirectly, fees for assisting a borrower in obtaining a mortgage until all of the services that the mortgage broker has agreed to perform for the borrower are completed.   | Mont. Code Ann. § 32-9-125  |
|          |                 | Third-Party Fees   | May not charge or receive fees for assisting a borrower in obtaining a mortgage loan until all of the services that the broker has agreed to perform for the borrower are completed. A mortgage broker may not charge a residential loan application fee in excess of the amount allowed by federal law. Prior to the completion of services, the fees incurred by a bona fide third party in assisting the borrower to obtain a mortgage must be paid. The following fees must be paid by the borrower, the seller, or another person involved in the transaction directly to the bona fide third party providing the services or must be paid by the borrower, the seller, or another person involved in the transaction to the mortgage broker for payment of services performed by the bona fide third party: (1) credit report fees; (2) notary fees; (3) title search, appraisal, or survey fees; (4) rate-lock fees not exceeding 3% of the mortgage amount; and (5) fees paid directly by the borrower, the seller, or another person involved in the transaction to a state or federal government agency or instrumentality for purposes of processing a mortgage application relating to a government-sponsored or guaranteed mortgage program.   | Mont. Code Ann. § 32-9-125  |
|          | Mortgage Lender | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|          |                 | Third-Party Fees   | May not require a borrower to pay any fees or charges prior to the mortgage loan closing, except: (1) charges to be incurred by the lender on behalf of the borrower for services from third parties necessary to process the application, such as credit reports, appraisals, title searches, title insurance, and attorney, survey, or private mortgage insurance fees; (2) an application fee; (3) an interest rate lock-in fee, if the borrower is provided a completed interest rate lock-in agreement; and (4) a commitment fee, upon approval of the mortgage loan application, if the borrower is provided a written commitment.  | Mont. Code Ann. §§ 32-10-103(24); 32-10-406(3)                        |
| Nebraska | Mortgage Banker | Attorney Fees  | Attorney fees are permitted provided such fees are reasonable and necessary.  | Neb. Rev. Stat. § 45-714(I)   |
|          |                 | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|          |                 | Points   | A licensee is permitted to charge reasonable and necessary origination fees.  | Neb. Rev. Stat. § 45-714(I)   |
|          |                 | Third-Party Fees   | A licensee is prohibited from assessing any fees against the borrower other than those which are reasonable and necessary, including actual charges incurred in connection with the making, closing, disbursing, servicing, extending, transferring, or renewing of a loan, including, but not limited to: (1) premiums for hazard, private mortgage, disability, life, or title insurance; (2) fees for escrow services, appraisal services, abstracting services, title services, surveys, inspections, credit reports, notary services, and recording of documents; (3) interest on interest after default, and (4) costs and charges incurred for determining qualification for the loan proceeds and disbursement of the loan proceeds.  | Neb. Rev. Stat. § 45-714(I)   |
| Nevada   | Mortgage Banker | Assumption Fee   | The amount of any assumption fee must be clearly set forth in the deed of trust.  | Nev. Rev. Stat. § 107.055   |
|          |                 | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|          |                 | See Notes  | Parties shall specify and agree in writing to any other charges or fees.  | Nev. Rev. Stat. § 99.050  |



| State         | License Type  | Fees   | Notes/Comments   | Citations   |
|---------------|---|--|--|---|
|               |   | Third-Party Fees   | Must refund any fees collected in excess of the actual cost the mortgage banker incurs or pays for any appraisal, credit report or any other product or service provided by a third party in connection with the making of a loan.   | NV ADC 645E.500(2)(b)                                       |
|               | Mortgage Broker   | Third-Party Fees   | Must refund any fees collected in excess of the actual cost the mortgage broker incurs or pays for any appraisal, credit report or any other product or service provided by a third party in connection with the making of a loan.   | NV ADC 645B.330(2)(b)                                       |
| New Hampshire | Mortgage Banker   | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A   |
|               |   | Points   | Lenders may charge fees and points for services rendered in conjunction with the origination, closing and servicing of loans provided that the lender issues a written disclosure to the borrower stating the estimated amount and purpose of all fees and expenses within 3 business days of the receipt of a loan application. Does not restrict the amount of points that may be charged by a lender.   | NH Rev. Stat. Ann. § 397-A:16(I)                            |
|               | Mortgage Banker; Mortgage Broker                            | Third-Party Fees   | May charge an application fee which may include the direct costs incurred by the mortgage banker or mortgage broker for processing an application, and for a real estate appraisal, a credit bureau report, or income verification or other third party services. All fees paid by residential mortgage applicants to a mortgage banker or mortgage broker must be deposited in 1 or more trust accounts maintained at a federally insured bank or credit union and include the following fees, but are not limited to: (1) application fees; (2) rate lock commitment fees; (3) prepaid commissions or broker fees; (4) prepaid attorney charges; (5) appraisal fees; and (6) all other prepaid fees related to the mortgage loan transaction.  | NH Rev. Stat. Ann. § 397-A:16(I); NH ADC BAN 2507.01(b)     |
| New Jersey    | Mortgage Broker   | Third-Party Fees   | For a first mortgage loan transaction, broker has the right to charge only application fees and discount points. A broker may collect a fee on behalf of a lender provided that the entire amount of the fee is transmitted to the lender.   | N.J. Stat. Ann. § 17:11C-23(b); NJ ADC 3:1-16.10(a)         |
|               | Mortgage Banker; Correspondent Mortgage Banker              | Third-Party Fees   | May charge only the following fees: (1) an application fee that may not be based upon a percentage of the principal amount of the loan or the amount financed; (2) a credit report fee; (3) an appraisal fee; (4) commitment fee; (5) lock-in fee; (6) warehouse fee; and (7) third-party fees, limited to the following fees paid or actually incurred by a lender on behalf of a borrower: (A) overnight delivery, messenger, fax, and other special delivery fees, provided that the type of service is authorized by the borrower in advance in writing or the specific service is authorized by the borrower in writing; (B) flood certification fees; (C) pest inspection or certification fees; (D) final inspection fee; (E) certified check fees; (F) update fees to update the borrower's credit report and appraisal; (G) one-time mortgage insurance premiums or, if the premiums are not collected on a one-time basis, not more than 1 year of premiums; (H) survey fees; (I) recording fees which may not exceed the statutory amount for recording the deed, mortgage, and note, and which may not include any amount for recording an assignment of the mortgage; (J) title and title search fees, including title insurance premiums; (K) taxes; (L) tax service fees; and (M) radon test fees. A lender may impose a service fee not to exceed \$25 to cancel the mortgage. | NJ ADC 3:1-16.2(a)  |
|               | Mortgage Banker; Secondary Mortgage Lender                  | Points   | First Lien Loans: lender may charge discount points (or fractions thereof) defined as an amount of money equal to 1% of the principal amount of the loan and payable only at closing. Second Lien Loans: secondary lender may charge no more than 3 discount points computed as a percentage of the principal amount of the loan and may add the discount points to the principal balance of the loan.   | NJ ADC 3:1-16.2(a)(8); N.J. Stat. Ann. § 17:11C-28(a)(1)    |
|               | Mortgage Banker; Secondary Mortgage Lender; Mortgage Broker | Attorney Fees  | First Lien Loans: mortgage bankers, correspondent mortgage bankers and mortgage brokers may charge a borrower reasonable outside counsel fees; Second Lien Loans: a secondary lender may require a borrower to pay a reasonable legal fee, so long as the legal fee is the amount actually incurred in connection with the loan and which must be evidenced by an invoice to the licensee from an attorney authorized to practice law in NJ.   | NJ ADC 3:1-16.2(a)(7)(v); N.J. Stat. Ann. § 17:11C-28(a)(2) |
|               | Secondary Mortgage Lender                                   | Third-Party Fees   | A secondary lender may not contract for, charge, receive or collect, directly or indirectly, any of the following in connection with a secondary mortgage loan: a broker or finder's fees, commission, expense, fine, penalty, premium, or any other thing of value other than the charges authorized by the New Jersey Licensed Lenders Act. May collect fees for title examination, abstract of title, survey, title insurance, credit reports, appraisals and recording fees when those fees are actually paid by the licensee to a third party for those services or purposes and may include those fees in the amount of the loan principal. May not make any other charge or accept an advance deposit prior to the time a secondary mortgage loan is closed except that a secondary lender may charge an application fee at closing and on an open-end loan, an annual fee of \$50 or 1% of the line of credit, whichever is less. May charge the fees charged by the county recording officer to cancel the mortgage plus an additional service fee not to exceed \$25.  | N.J. Stat. Ann. § 17:11C-28; NJ ADC 3:15-9.2(a)(2)          |



| State      | License Type                       | Fees   | Notes/Comments  | Citations                                    |
|------------|------------------------------------|--|---|--|
| New Mexico | Mortgage Loan Company              | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|            | Mortgage Loan Company; Loan Broker | Mortgage Broker Fees   | A broker may not collect, charge or receive broker fees in excess of 6% of the principal amount of the loan, in connection with any loan originated, brokered, registered or made by a registrant.  | N.M. Stat. Ann. § 58-21-18                   |
|            |                                    | Points   | Registrant may charge reasonable settlement, origination, transaction and other fees or charges not otherwise prohibited or limited by state or federal laws. In the case of a loan which is brokered for or sold to an institutional investor, other than a registrant, which investor is not in any manner directly or indirectly affiliated with a registrant, points or other fees which are required to be charged by the institutional investor may be passed on to the borrower, provided that the registrant receives no compensation therefore from the institutional investor.  | N.M. Stat. Ann. § 58-21-18; NM ADC 12.19.8.8 |
|            |                                    | Third-Party Fees   | In connection with any loan originated, brokered, negotiated or made by a registrant pursuant to the Mortgage Act, a broker may not collect, charge or receive broker fees in excess of 6% of the principal amount of the loan. A registrant may charge reasonable settlement, origination, transaction and other fees or charges not otherwise prohibited or limited by state or federal laws.   | N.M. Stat. Ann. § 58-21-18                   |
| New York   | Mortgage Banker                    | Assumption Fee   | Junior Lien Loan < \$250K: lender is prohibited from charging an assumption fee.  | 3 NY ADC 80.8                                |
|            |                                    | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|            |                                    | Third-Party Fees   | All Mortgage Loans: no fee other than an application fee, credit report fee, property appraisal fee and lock-in fee may be taken prior to the acceptance by an applicant of a commitment. Any application fee and/or processing fee must not be based upon a percentage of the principal amount of the loan or the amount financed. Also, there can only be one application fee and one processing fee. If the broker charges an application and processing fee, the lender cannot charge for those fees. Junior Lien Loan < \$250K: only the following fees/charges may be collected: (1) loan origination fees, commitment fees, or similar charges; (2) fees or charges for appraising or surveying the property securing the second mortgage loan; (3) fees or premiums for a title examination, an abstract of title, title insurance or for similar purposes; also a credit report fee and a fee taken at closing for a search for tax liens existing at the time of closing if such search is not included in the title examination, provided the lender actually pays such fees or premiums; (4) fees or charges prescribed by law that the lender actually has paid or will pay to public officials for determining the existence of or perfecting or releasing or satisfying any security related to the second mortgage loan; (5) fees or charges that the lender actually has paid or will pay for any transfer, mortgage recording or related tax; (6) reasonable Attorney Fees representing actual fees charged to the lender in connection with the closing of the second mortgage loan; (7) charges for credit life, credit accident and health insurance, credit unemployment insurance, and mortgage guarantee insurance; (8) reasonable attorney fees, not in excess of 15% of the unpaid debt in the event of default, if the second mortgage loan is referred for collection to an attorney who is not a salaried employee of the lender; (9) late charges; (10) for revolving credit lines, fee or charges for processing stop payment orders; (11) fees or charges for insufficient funds fees; (12) for revolving credit lines, fees or charges for replacing lost or stolen checks; (13) for revolving credit lines, fees or charges for printing checks; (14) fees or charges for converting, at the borrower's request, all or part of a loan to a closed-end fixed or variable-rate term loan; (15) fees or charges for reducing the interest rate on existing second mortgage loans or for any other loan modification requested by the borrower; (16) fees or charges taken at closing for a flood zone search; (17) an annual fee; (18) an application fee that is not figured as a percentage of the principal amount of the loan, credit line or amount financed; (19) for revolving credit lines: (a) fees or charges for dishonoring a check that cannot be approved; (b) an over limit fee or charge imposed when a borrower exceeds the specified credit limit; and (20) other fees and charges as may be specifically authorized by NY. | 3 NY ADC 38.3(b); 80.8                       |
|            | Mortgage Broker                    | Third-Party Fees   | Mortgage broker is prohibited from taking any fee in connection with a mortgage loan other than an application fee, credit report fee and property appraisal fee, prior to the acceptance by an applicant of a commitment from a qualified lender. Mortgage broker is prohibited from taking any fee, prior to closing, other than an application fee, credit report fee and property appraisal fee when the commitment from the lender is subject to any of the following: (1) adequate appraisal value; (2) satisfactory credit history and obligations; and (3) presale requirement clause in a condominium or co-op mortgage commitment. Any application fee and/or processing fee must not be based upon a percentage of the principal amount of the loan or the amount financed. Also, there can only be one application fee and one processing fee. If the broker charges an application and processing fee, the lender cannot charge for those fees.  | 3 NY ADC 38.2(a)(2)                          |



| State          | License Type                     | Fees   | Notes/Comments   | Citations  |
|----------------|----------------------------------|--|--|--|
|                | Mortgage Banker; Mortgage Broker | Attorney Fees  | First Lien Loans: a mortgage banker, mortgage broker and exempt organization may only accept the actual attorney fees that have or will be paid to an attorney at closing; Junior Lien Loan < \$250K: mortgage banker may charge the borrower reasonable attorneys' fees representing actual fees charged to the lender in connection with the closing. Reasonable attorneys' fees not in excess of 15% of the unpaid debt may be charged to the borrower in the event of default, if the loan is referred for collection to an attorney who is not a salaried employee of the lender.   | 3 NY ADC 38.7(10); 80.8                                    |
| North Carolina | Mortgage Lender                  | Attorney Fees  | Shall be valid and enforceable up to but not in excess of 15% of said outstanding balance owing on said note, contract or other evidence of indebtedness.  | N.C. Gen. Stat. § 6-21.2                                   |
|                |                                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate   | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|                |                                  | Points   | First Lien Closed End Loans < \$300K: if the principal amount of the loan >= \$10K, a lender may charge loan application, origination, commitment, and interest rate lock in fees. Lenders may also charge discount points, but only to the extent that such points result in a bona fide reduction of the interest or time price differential; First Lien Closed End Loans >= \$300K: Unrestricted; First and Junior Lien Open End Loans < \$300K: if the principal amount of the loan < \$300K, a lender may charge fees or discounts provided the fees or discounts do not exceed 2% if the loan is a construction loan on other than a one or two family dwelling, and 1% on any other type of loan. If a one lender makes both the construction loan and a permanent loan on one note, the lender may collect the fees as if they were two separate loans. If a one lender makes both the construction loan and a permanent loan on one note, the lender may collect the fees as if they were two separate loans; First and Junior Lien Open End Loans >= \$300K: unrestricted  | N.C. Gen. Stat. §§ 24-1.1A(c)(1), 24-1.2A(b) and 24-10     |
|                |                                  | Third-Party Fees   | First Lien Closed End Loans >= \$300K: unrestricted; First Lien Closed End Loans < \$300K: if the principal amount of the loan > \$10K, a lender may charge the following fees at or prior to closing: (1) fees to administer a construction loan or a construction/permanent loan, including inspection fees and loan conversion fees; (2) the following fees and charges: a) Bona fide loan related goods, products and services provided by third parties, including; (i) fees for tax payment services; (ii) fees for flood certification; (iii) fees for pest infestation determinations; (iv) mortgage brokers' fees; (v) appraisal fees (a bank, savings and loan association, savings bank, or credit union, or any subsidiary or affiliate thereof, may charge a reasonable fee for an appraisal performed by an employee of one of these entities); (vi) inspection fees; (vii) environmental assessment fees; (viii) fees for credit report services; (ix) assessments; (x) costs of upkeep; (xi) surveys; (xii) attorney fees; (xiii) notary fees; (xiv) escrow charges; (xv) insurance premiums including fire, title, life, accident and health, disability, unemployment, flood and mortgage insurance; b) taxes, filing fees, recording fees, and other charges and fee to be paid to public officials; (c) fees payable to the federal government, any state or local government or any agency in connection to a loan made under a loan program sponsored by a federal, state or local government including loan guarantee or tax credit programs; (3) additional fees and charges, payable to the lender which in the aggregate do not exceed the greater of (i) 1/4 of 1% of the principal amount of the loan, or (ii) \$150. A lender may charge a deferral fee as agreed upon by the parties to defer the payment of one or more installments if: (1) borrower is a natural person; (2) the debt is incurred primarily for personal, family or household purposes; and 3) the loan is secured by a first mortgage on real estate upon which there is located a 1-4 family structure which will be occupied by the borrower as the borrower's principal dwelling. | N.C. Gen. Stat. §§ 24-1.1A(a)(1)(a-f); 24-8(d); 24-1.1A(g) |
|                |                                  |  | Upon modification, renewal, extension, or amendment of any of the terms of a loan, a lender may charge the following fees as agreed upon by the parties: (1) fees which do not exceed 1/4 of 1% of the principal amount of the loan if the principal amount of the loan < \$150K, or 1% of the principal amount of the loan if the principal amount >= \$150K, for the conversion of a variable rate loan to a fixed interest rate loan, or vice versa, or of a closed end loan to an open end loan, or vice versa; (2) assumption fees; (3) appraisal fees; and (4) If a lender does not charge assumption fees, a lender may charge additional fees, payable to the lender which, in the aggregate, do not exceed the greater of (i) 1/4 of 1% of the balance outstanding at the time of the modification, renewal, extension or amendment of the terms, or (ii) \$150.  | N.C. Gen. Stat. § 24-1.1A(c)(2)                            |
|                |                                  | First and Junior Lien Open End Loans: the parties to an equity line of credit, may contract in writing for fees or discounts which in the aggregate, over the life of the contract based on the maximum limit of the line of credit, do not exceed 2% on loans secured by a second or junior lien on real property. Lender may charge a party to a loan or extension of credit a fee for the modification, renewal, extension, or amendment of any terms of the loan or extension of credit, such fee not to exceed the greater of 1/4 of 1% of the balance outstanding at the time of the modification, renewal, extension, or amendment of terms, or \$50. | N.C. Gen. Stat. §§ 24-10(g); 24-1.2A   |  |
| North Dakota   | Money Broker                     | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate   | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|                |                                  | Mortgage Broker Fees   | Whenever a money broker arranges a loan for a borrower, the money broker must disclose any brokerage commission in the loan disclosure statement.  | N.D. Admin. Code § 13-05-01-04(1)(b)(2)                    |



| State    | License Type                | Fees   | Notes/Comments  | Citations  |
|----------|-----------------------------|--|---|--|
|          |                             | Third-Party Fees   | Money broker may charge estimated costs and expenses to be paid by the borrower out of the principal amount of the loan including appraisal fees, escrow fees, abstract or title insurance fees, notary fees, attorney's fees, recording fees, credit investigation fees, and other costs and expenses. A money broker may accept an advance expense deposit which may not exceed the money broker's good-faith estimate of the actual cost of any appraisal or credit reports.   | N.D. Admin. Code §§ 13-05-01-04(3)(a); 13-05-01-01 |
| Ohio     | Mortgage Broker             | Third-Party Fees   | Except as otherwise provided in this division, no registrant shall charge or receive, directly or indirectly, fees for assisting a buyer in obtaining a mortgage, until all of the services that the registrant has agreed to perform for the buyer are completed, and the proceeds of the mortgage loan have been disbursed to or on behalf of the buyer. The following fees may be paid for services performed by a bona fide third party in assisting the buyer to obtain a mortgage if the fees are either paid directly by the buyer to the bona fide third party or the fees are deposited by the registrant into the registrant's special account for services performed by the bona fide third party: (1) fees to obtain a report from a credit reporting agency; (2) fees for notary services; (3) fees for the performance of a title search, appraisal of the real estate, or survey of the real estate; (4) fees charged by a lender for locking in an interest rate in connection with obtaining or refinancing a mortgage, provided that the fees do not exceed an amount equal to 1.5% of the mortgage loan amount; (5) fees not exceeding \$500 paid directly by the buyer to a state or federal government agency or instrumentality for purposes of processing a mortgage application relating to a government sponsored or guaranteed mortgage program.  | Ohio Rev. Code Ann. § 1322.08(B)                   |
|          | Residential Mortgage Lender | Points   | Shall not receive either directly or indirectly from a seller or buyer of real estate any discount points in excess of 2% of the original principal amount of the residential mortgage.   | Ohio Rev. Code Ann. § 1343.011(B)                  |
|          | Second Mortgage Lender      | Mortgage Broker Fees   | No person shall pay or receive, directly or indirectly, fees or any other type of compensation for services of a broker that, in the aggregate, exceed the lesser of \$1K or 1% of the principal amount of the loan.  | Ohio Rev. Code Ann. § 1321.59(D)                   |
|          |                             | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|          |                             | Points   | May charge and receive up to 2 points of the original principal amount of the loan. Points may be paid by the borrower at the time of the loan or may be included in the principal amount of the loan. May also charge and receive the following: if the principal amount of the loan is < \$500, loan origination charges not exceeding \$15; if the principal amount of the loan is at >= \$500 but < \$1K, loan origination charges not exceeding \$30; or if the principal amount of the loan is >= \$1K but < \$2K, loan origination charges not exceeding \$100; or if the principal amount of the loan is >= \$2K but < \$5K, loan origination charges not exceeding \$200; or if the principal amount of the loan is at least \$500, loan origination charges not exceeding the greater of \$250 or 1% of the principal amount of the loan.   | Ohio Rev. Code Ann. § 1321.57(G)(1); (J)(1)(a)     |
|          |                             | Third-Party Fees   | No further or other amount, whether in the form of broker fees, placement fees, or any other fees whatsoever, shall be charged or received by the registrant, except costs and disbursements in connection with any suit to collect a loan or any lawful activity to realize on a security interest or mortgage after default, including reasonable attorney fees incurred by the registrant as a result of the suit or activity and to which the registrant becomes entitled by law, and except the following additional charges which may be included in the principal amount of the loan or collected at any time after the loan is made: (1) with respect to a loan secured by an interest in real estate, the following closing costs, if they are bona fide, reasonable in amount, and not for the purpose of circumvention or evasion of this section: (i) fees or premiums for title examination, abstract of title, title insurance, surveys, title endorsements, title binders, title commitments, home inspections, or pest inspections; settlement or closing costs; courier fees; and any federally mandated flood plain certification fee; (ii) If not paid to the registrant, an employee of the registrant, or a person related to the registrant, fees for preparation of a mortgage, settlement statement, or other documents, fees for notarizing mortgages and other documents, appraisal fees, and fees for any federally mandated inspection of home improvement work financed by a second mortgage loan; and (2) fees for credit investigations not exceeding \$10. A registrant may charge and receive or add to the unpaid balance any or all of the following: An annual credit line charge, for the privilege of maintaining a line of credit, as follows: (a) for the first year: (i) if the original credit line is < \$5K, an amount not exceeding \$150; (ii) if the original credit line is >= \$5K, an amount not exceeding the greater of 1% of the original credit line or \$250; and (b) for subsequent years an amount not exceeding the greater of 1/2% of the credit line on the anniversary date or \$50. | Ohio Rev. Code Ann. §§ 1321.57(H); 1321.58(C)      |
| Oklahoma | Mortgage Broker             | Mortgage Broker Fees; Third-Party Fees                                   | No mortgage broker or mortgage loan originator shall receive a fee, commission, or compensation of any kind in connection with the preparation, negotiation, and brokering of a residential mortgage loan unless a borrower actually obtains a loan from a lender on the terms and conditions agreed upon by the borrower and mortgage broker. A mortgage broker may solicit or receive fees for third-party provider goods or services in advance. The mortgage broker may not charge more for the goods and services than the actual costs of the goods or services charged by the third-party provider.  | Okla. Stat. Ann. tit. 59, § 2086(D)                |
|          | Supervised Lender           | Attorney Fees  | Agreement may provide for the payment by the debtor of reasonable attorney's fees not in excess of 15% of the unpaid debt after default and referral to an attorney not a salaried employee of the lender.  | Okla. Stat. Ann. tit. 14A, § 3-404                 |



| State        | License Type     | Fees   | Notes/Comments  | Citations                                     |
|--------------|------------------|--|---|---|
|              |                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|              |                  | Third-Party Fees   | Lender may contract for and receive the following additional charges in connection with a consumer loan: (a) official fees that are itemized and disclosed in accordance with rules of the Administrator, reasonable closing costs and taxes, including but not limited to any tax levied on security instruments or on documents evidencing indebtedness if the payment of such taxes is a precondition for recording the instrument securing the evidence of indebtedness; (b) charges for insurance as described in subsection (3) of this section; (c) charges for other benefits, including insurance, conferred on the debtor, if the benefits are of value to the debtor and if the charges are reasonable in relation to the benefits, are of a type which is not for credit, and are excluded as permissible additional charges by rule adopted by the Administrator; (d) a charge for processing the debtor's application for credit, including but not limited to costs of services such as credit reports, credit investigations, appraisals and fees for preparation of loan-related documents; and (e) fees related to any pest infestation or flood hazard inspections conducted prior to closing. Lender may contract for and receive the following additional charges in connection with a revolving loan account accessed by a lender credit card or similar arrangement: (a) annual or membership fees or service charges whether assessed on an annual or other periodic basis which entitles the user to purchase goods or services from at least one hundred persons not related to the issuer of the lender credit card or similar arrangement, under an arrangement pursuant to which the debts resulting from the purchases are payable to the issuer; (b) transaction fees or charges for each separate charge or purchase under the revolving loan account; (c) cash advance fees for each separate cash advance under the revolving loan account; (d) charges for stopping payment at the debtor's request on any check, negotiable order of withdrawal or share draft written or issued by the debtor to access the revolving loan account; and (e) reasonable charges for services rendered or for reimbursement of expenses incurred by the lender in connection with the revolving loan account at the request of the debtor, including, but not limited to, search charges and charges for furnishing copies of documents. | Okla. Stat. Ann. tit. 14A, §§ 3-202(1); 1-301 |
| Oregon       | Consumer Finance | Attorney Fees  | Loan contract may provide that after default and referral the borrower shall pay the licensee for reasonable attorney fees actually paid by the licensee to an attorney not a salaried employee of the licensee.  | Or. Rev. Stat. § 725.340(4)                   |
|              |                  | Third-Party Fees   | A licensee may contract for and receive other reasonable and bona fide fees, expenses or damages, including, but not limited to: (1) fees and charges prescribed by law which actually are or will be paid to public officials for determining the existence of or for perfecting or releasing or satisfying any security related to the credit transaction; (2) the premium payable for any insurance in lieu of perfecting any security interest otherwise required by the creditor in connection with the transaction, if the premium does not exceed the fees and charges described in paragraph (1) which would otherwise be payable; (3) any tax levied on security instruments or on documents evidencing indebtedness if the payment of such taxes is a precondition for recording the instrument securing the evidence of indebtedness; (4) the following items, when charged in connection with any extension of credit secured by an interest in real property: (a) fees or premiums for title examination, title insurance, or similar purposes; (b) fees for preparation of loan-related documents; (c) escrows for future payments of taxes and insurance; (d) fees for notarizing deeds and other documents; (e) appraisal fees, including fees related to any pest infestation or flood hazard inspections conducted prior to closing; (f) credit reports; (5) fees and damages in accordance with ORS 30.701; (6) actual expenses the licensee reasonably incurs in collecting a consumer finance loan that the borrower or consumer has failed to repay according to the terms of the consumer finance loan contract; and (7) amounts associated with the collection of a defaulted loan that are authorized by statute or awarded by a court of law.   | Or. Rev. Stat. § 725.340(1)(b)                |
|              | Mortgage Lender  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
| Pennsylvania | Mortgage Banker  | Attorney Fees  | With regard to residential mortgages, no lender shall contract for or receive attorney's fees from a debtor except as follows: (1) reasonable fees for services included in actual settlement costs; (2) upon commencement of foreclosure or other legal action with respect incurred by the residential mortgage lender may be charged to the residential mortgage debtor; (3) prior to commencement of foreclosure or other legal action attorneys' fees which are reasonable and actually incurred not in excess of \$50 provided that no attorneys' fees may be charged for legal expenses incurred prior to or during the 30-day notice of intention to foreclose.   | 41 Pa. Cons. Stat. Ann. § 406                 |
|              |                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |



| State          | License Type                                 | Fees   | Notes/Comments   | Citations  |
|----------------|--|--|--|--|
|                |  | Points   | First Mortgage Loans: mortgage lenders shall have the power and authority to charge and collect application fees for the loans. Second Mortgage Loans: mortgage lenders engaged in the secondary mortgage loan business may charge and collect an application fee not exceeding 3% of the original principal amount. The fee shall be fully earned at the time the secondary mortgage loan is made and may be added to the principal amount of the secondary mortgage loan.  | 7 Pa. Cons. Stat. Ann. §§ 6122(a)(1); 6125(b)(2)(ii) |
|                |  | Third-Party Fees   | Mortgage lenders shall have the power and authority to collect fees or premiums for title examination, abstract of title, title insurance, credit reports, surveys, appraisals, notaries, postage, including messenger and express carrier, tax service or other costs or fees actually related to the processing of a mortgage loan application or making of a mortgage loan, when the fees are actually paid or incurred by the licensee and to collect fees or charges prescribed by law which actually are or will be paid to public officials for determining the existence of or for perfecting or releasing or satisfying any security related to the mortgage loan and include these in the principal of the mortgage loan.  | 7 Pa. Cons. Stat. Ann. § 6122(a)(2)                  |
|                | Mortgage Broker; Mortgage Loan Correspondent | Mortgage Broker Fees   | Mortgage brokers and mortgage loan correspondents shall have the power and authority to accept from a licensee a fee or premium for brokering or co-brokering a mortgage loan, provided that the payment and acceptance of the fee or premium is in compliance with Federal law, including the Real Estate Settlement Procedures Act.  | 7 Pa. Cons. Stat. Ann. § 6122(b)(3)                  |
|                |  | Third-Party Fees   | Mortgage brokers and mortgage loan correspondents shall have the power and authority: (1) to collect title examination, credit report and appraisal fees actually related to the making of a mortgage loan when the fees are actually paid or incurred by the licensee and to include the fees in the principal of the mortgage loan which is being negotiated or arranged; (2) to charge a broker's fee if the fee is disclosed to the consumer for whom the loan is being negotiated or arranged.  | 7 Pa. Cons. Stat. Ann. § 6122(b)(1)                  |
| Rhode Island   | Lender                                       | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|                |  | Third-Party Fees   | The following charges shall be excluded from interest for purposes of interest calculation: (1) premiums for insurance in an amount not exceeding the reasonable value of property offered as security for a loan against any substantial risk of loss, liability, damage, or destruction in conformity with the insurance laws of this state; (2) premiums for insurance providing loss of income or involuntary unemployment coverage if the coverage is not a factor in the approval by the lender of the extension of credit and the debtor gives specific written indication that the cost of this coverage has been conspicuously disclosed to the debtor, that the debtor realizes that the coverage is not a condition for the extension of credit, and that the debtor voluntarily desires the coverage; (3) commercial loan commitment or availability fees to assure the availability of a specified amount of credit for a specified period of time or, at the borrower's option, compensating balances in lieu of the fees; (4) reasonable attorney's fees customarily charged for the preparation of loan, security, or mortgage documents and for the collection of defaulted loans; (5) fees for title examination or title insurance; (6) other customary and reasonable costs incident to the closing, supervision, and collection of loans in this state; and (7) consideration received for the redemption, sale, transfer, or other disposition of equity securities by a small business investment. No mortgagee holding the mortgagor's funds in escrow for the payment of taxes shall charge an annual "tax service fee" or other annual fee for ascertaining whether or not the real estate taxes have in fact been paid. | R.I. Gen. Laws §§ 6-26-2; 19-9-2                     |
|                | Lender; Loan Broker                          | Points   | Every lender or loan broker may negotiate the lending of any sum of money and may charge, contract for and receive points, fees, charges and interest on the unpaid balance of the loan at a rate not to exceed that provided in §6-26-2, or as otherwise permitted under applicable federal law or regulation. Brokerage fees, loan fees, points, finders' fees, origination fees, or any similar charges shall be imposed on any secured mortgage loan on real estate containing thereon dwelling houses of not more than 4 dwelling units, those charges shall not be subject to any refund in the event the underlying loan contract is prepaid in full.   | R.I. Gen. Laws §§ 34-23-6; 19-14.1-2(a)              |
| South Carolina | Supervised Lender                            | Attorney Fees  | With respect to consumer loans, the agreement may provide for the payment by the debtor of reasonable attorney's fees not in excess of 15% of the unpaid debt after default and referral to an attorney not a salaried employee of the lender.   | S.C. Code Ann. §§ 37-3-404(1); 37-10-102(a)          |
|                |  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|                |  | Points   | Lenders may not charge excessive costs for an origination fee, prepaid points, prepaid finance charge, service or other prepaid and customary charges for a particular type of loan.   | S.C. Code Ann. § 37-3-105                            |



| State        | License Type                       | Fees   | Notes/Comments   | Citations  |
|--------------|------------------------------------|--|--|--|
|              |                                    | Third-Party Fees   | In addition to the loan finance charge permitted, a lender may contract for and receive the following additional charges in connection with a consumer loan: (a) official fees and taxes, which include: (i) fees and charges prescribed by law which actually are or will be paid to public officials for determining the existence of or for perfecting, releasing, or satisfying a security interest related to a consumer credit sale, consumer lease, or consumer loan; or (ii) premiums payable for insurance in lieu of perfecting a security interest otherwise required by the creditor in connection with the sale, lease or loan, if the premium does not exceed the fees and charges described in paragraph (a) which would otherwise be payable; (b) charges for insurance, including insurance against loss of or damage to property, or against liability, consumer credit insurance providing life, accident and health, or unemployment insurance coverage, vendor's single interest insurance, and noncredit term life insurance; (c) with respect to a loan secured by an interest in land, the following closing costs, if they are bona fide, reasonable in amount: (i) fees or premiums for title examination, abstract of title, title insurance, surveys, or similar purposes; (ii) fees for preparation of a deed, settlement statement, or other documents, if not paid to the creditor or a person related to the creditor; (iii) escrows for future payments of taxes, including assessments for improvements, insurance, and water, sewer, and land rents; (iv) fees for notarizing deeds and other documents, if not paid to the creditor or a person related to the creditor; and (v) fees for appraising the real estate that is collateral for the loan, if not paid to the creditor or a person related to the creditor; (d) charges for other benefits, including insurance, conferred on the debtor, if the benefits are of value to him and if the charges are reasonable in relation to the benefits, are of a type which is not for credit, and are authorized as permissible additional charges by rule adopted by the administrator; (e) fees and charges paid to mortgage loan brokers licensed under S.C. Code Ann. § 40-58-10 et seq. Lender may contract and receive the following additional charges in a transaction in which the creditor authorizes a transferee of the real estate that serves as security for the transaction to assume the original debtor's obligation: (i) the charge for any credit report on the debtor required by the creditor, if not paid to the creditor or a person related to the creditor; and (ii) a nonrefundable assumption fee in an amount not exceeding the lesser of \$400 or 1% of the unpaid balance of the loan at the time the assumption transaction is consummated. | S.C. Code Ann. §§ 37-3-202(1); 37-1-301(17)(a); 37-10-102(b) |
| South Dakota | Mortgage Lender                    | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|              | Mortgage Lender; Mortgage Broker   | Other Charges  | The Mortgage Lender Business Statute contains no provision regulating fees and charges. Therefore, a mortgage lender or a mortgage broker may contract for reasonable fees and charges.  | S.D. Codified Laws § 54-14-12 et seq.                        |
| Tennessee    | Industrial Loan and Thrift Company | Attorney Fees  | Registrants may also require the payment by the borrower of any reasonable and actual attorneys' fees and other costs incurred in the collection or enforcement of any loan contract.  | Tenn. Code Ann. § 45-5-403(6)                                |
|              |                                    | Points   | No registrant has the power to charge loan charges other than, or in amounts greater than, the following: a service charge in an amount equal to 4% of the total amount of the loan, which charge may be deducted in advance from the principal of the loan. This service charge shall be in lieu of all other compensation for services, expenses, detriments or commitments directly incident to the loan, except those charges which are otherwise specifically provided in this chapter. This charge is authorized and limited on the basis that it is generally reasonably related to the total costs and expenses which it is designed to cover, and in order to make the amount of such charges more certain and readily ascertainable by such registrants, their borrowers and the commissioner; and to that end, registrants shall not be required to maintain detailed records with respect to the services, expenses, detriments or commitments covered thereby. This charge shall not, however, be imposed on that portion of a loan used to pay any existing loan or part thereof owing by the same borrower or spouse, or both, to the same registrant or any affiliated lender.   | Tenn. Code Ann. § 45-5-403                                   |
|              |                                    | Third-Party Fees   | In the case of open-end credit plans or in the case of loans secured by real property, in lieu of the 4% service charge, registrants may charge borrowers with the actual, bona fide, reasonable expenses, directly incident to the loan, paid or to be paid by the registrant to third parties, including, but not limited to, expenses for title examination or title insurance, surveys, preparation of necessary documents, credit reports and appraisals; Registrants may also charge the borrower with any fees or taxes paid, or to be paid, any public official for filing, recording or releasing any document relating to the loan. In lieu of charging the borrower with any fees for filing or recording any document relating to the loan, registrants may charge the borrower with any premiums payable for insurance in lieu of filing or recording such document; provided, that such premium shall not exceed the current fee for filing or recording such document. Moreover, such sum shall not be charged more than 1 time during any 12-month period; Registrants may also charge an installment maintenance fee of \$2.50 per month where the total amount of the loan is > \$1,250. No registrant may charge such installment maintenance fee on multiple loans existing at the same time to any 1 borrower. Such installment maintenance fees shall not be deducted in advance. Registrants may, however, include the maximum maintenance fee for the term of the loan in the face amount of the note evidencing that loan; provided, that neither interest, loan charges, delinquent charges nor insurance charges are computed on the amount; and provided further, that any installment maintenance fee due more than 1 month following payment-in-full of the note shall be credited to the note.  | Tenn. Code Ann. § 45-5-403                                   |



| State        | License Type   | Fees   | Notes/Comments  | Citations  |
|--------------|--|--|---|--|
|              | Industrial Loan and Thrift Company; Mortgage Company | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|              | Mortgage Company                                     | Mortgage Broker Fees   | Brokerage commissions shall be limited to compensation which is fair and reasonable for the services performed, considering the condition of the money market, the creditworthiness of the borrower, the custom in the market place, the interest rate to be paid, the nature and value of the security, and other relevant factors. Any brokerage/finder fee of 2% or less of the principal amount of the loan will be considered fair and reasonable. Any brokerage/finder fee of 2% or more of the principal amount of the loan will be presumed to be unfair and unreasonable and shall be grounds to revoke the license or registration of such licensee or registrant, unless such licensee or registrant can provide evidence showing that such fee constitutes fair and reasonable compensation.  | Tenn. Code Ann. § 47-14-113(c); Tenn. Comp. R. & Regs. 0180-17-.07 |
|              |  | Third-Party Fees   | A written contract shall be limited to those loan charges agreed to in that contract; provided, that no such charges may validly be agreed to in such a contract other than those which are fair and reasonable compensation for some expense incurred or to be incurred, or some service rendered or to be rendered, to or on behalf of the borrower, in connection with a particular loan. In any event, no such loan or contract shall include, except as a part of interest, charges for costs indirectly related to that loan or contract, including, but not limited to, overhead of the lender, loan losses, and charges for services performed by officers or employees of the lender unless such services are rendered directly for: (1) inspecting and verifying collateral prior to the loan being made; (2) servicing and verifying the collateral securing the loan; and (3) collection of the loan. If loan charges, commitment fees, or brokerage commissions in excess of those authorized have been paid, the amount of such excess charges, fees, or commissions, may be recovered by action brought by the person paying such excess amounts.  | Tenn. Code Ann. §§ 47-14-113(d); 47-14-114                         |
| <b>Texas</b> | Mortgage Broker                                      | Points   | No mortgage broker or loan officer shall represent to a mortgage applicant that a charge or fee which is payable to the mortgage broker, loan officer or the corporation, partnership or other entity through, or for which the mortgage broker conducts activities is a discount point unless: (1) the mortgage broker or loan officer is the lender in the transaction. The mortgage broker or loan officer is deemed to be the lender if the broker, loan officer, or the company affiliate, is the person or entity to whom the mortgage obligation is initially payable as evidenced on the face of the note or other written evidence of indebtedness; or (2) if the mortgage broker, loan officer, or company affiliate is not the lender, the broker or loan officer demonstrates by clear and convincing evidence that the lender has charged or collected discount point(s) or other fees which the mortgage broker, loan officer, or company affiliate has paid the lender on behalf of the consumer, to buy down the interest rate on a loan and the receipt of the discount points at closing is a reimbursement for the broker, loan officer, or company affiliate's expenditure; or (C) the discount points are retained or charged only in the event the loan closes. | 7 Tex. Admin. Code § 80.10(b)(4)                                   |
|              |  | Third-Party Fees   | Before the completion of all services to be performed, a mortgage broker may charge and receive, unless prohibited by law, the following fees for services in assisting a mortgage applicant to obtain a mortgage: (1) a fee to obtain a credit report; (2) a fee for the appraisal of the real estate; (3) a fee for processing a mortgage application; (4) a fee for taking a mortgage application; (5) a fee for automated underwriting; (6) a fee for a courier service; (7) a fee to issue a loan commitment; or (8) a fee for locking in an interest rate. A mortgage broker or loan officer may not charge or receive a fee for locking in an interest rate unless there is a written agreement signed by the mortgage applicant and mortgage broker that contains a statement of whether the fee to lock in the interest rate is refundable and, if so, the terms and conditions necessary to obtain the refund.  | Tex. Fin. Code Ann. § 156.304(a); 7 Texas Admin. Code § 80.8(a)    |
|              | Mortgage Banker; Regulated Loan                      | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|              | Regulated Loan                                       | Points   | Prepaid interest in the form of points, such as origination or discount points, may be contracted for, charged, or received by an originating lender, so long as the total amount of interest contracted for, charged, or received, when spread over the full term of the loan does not exceed the applicable interest limit.   | 7 Tex. Admin. Code § 83.701(b)                                     |



| State | License Type                     | Fees   | Notes/Comments  | Citations  |
|-------|----------------------------------|--|---|--|
|       |                                  | Third-Party Fees   | <p>A secondary mortgage loan contract may provide for: (1) reasonable fees or charges paid to the trustee in connection with a deed of trust or similar instrument executed in connection with the secondary mortgage loan, including fees for enforcing the lien against or posting for sale, selling, or releasing the property secured by the deed of trust; (2) reasonable fees paid to an attorney who is not an employee of the creditor in the collection of a delinquent secondary mortgage loan; or (3) court costs and fees incurred in the collection of the loan or foreclosure of a lien created by the loan. A lender or a person who is assigned a secondary mortgage loan may collect on or before the closing of the loan, or include in the principal of the loan: (1) reasonable fees for: (A) title examination and preparation of an abstract of title by: (i) an attorney who is not an employee of the lender; or (ii) a title company or property search company authorized to do business in this state; or (B) premiums or fees for title insurance or title search for the benefit of the mortgagee and, at the mortgagor's option, for title insurance or title search for the benefit of the mortgagor; (2) reasonable fees charged to the lender by an attorney who is not a salaried employee of the lender for preparation of the loan documents in connection with the mortgage loan if the fees are evidenced by a statement for services rendered; (3) charges prescribed by law that are paid to public officials for determining the existence of a security interest or for perfecting, releasing, or satisfying a security interest; (4) reasonable fees for an appraisal of real property offered as security for the loan prepared by an appraiser who is not a salaried employee of the lender; (5) the reasonable cost of a credit report; (6) reasonable fees for a survey of real property offered as security for the loan prepared by a registered surveyor who is not a salaried employee of the lender; (7) the premiums received in connection with the sale of credit life insurance, credit accident and health insurance, or other insurance that protects the mortgagee against default by the mortgagor, the benefits of which are applied in whole or in part to reduce or extinguish the loan balance; or (8) reasonable fees relating to real property offered as security for the loan that are incurred to comply with a federally mandated program if the collection of the fees or the participation in the program is required by a federal agency; (9) an administrative fee, in an amount not to exceed \$25 for a loan &gt; \$1K or \$20 for a loan &lt;= \$1K; (10) a flood zone determination fees when a flood zone determination is required by a federal agency.</p> <p>A lender may assess and collect from the borrower an amount incurred by the lender for: (1) court costs; (2) attorney's fees assessed by a court, including: (a) Reasonable fees or charges paid to the trustee in connection with a deed of trust or similar instrument executed in connection with the secondary mortgage loan, including fees for enforcing the lien against or posting for sale, selling, or releasing the property secured by the deed of trust; (b) reasonable fees paid to an attorney who is not an employee of the creditor in the collection of a delinquent secondary mortgage loan; or (c) court costs and fees incurred in the collection of the loan or foreclosure of a lien created by the loan; (3) a fee authorized by law for filing, recording, or releasing in a public office a security for a loan; (4) a reasonable amount spent for repossessing, storing, preparing for sale, or selling any security; (5) a fee for recording a lien on or transferring a certificate of title to a motor vehicle offered as security for a loan made under this chapter; or (6) a premium or an identifiable charge received in connection with the sale of insurance. A lender may not directly or indirectly charge, contract for, or receive an amount that is not authorized under this chapter in connection with a loan to which this chapter applies, including any fee, compensation, bonus, commission, brokerage, discount, expense, and any other charge of any nature, whether or not listed by this subsection. Unauthorized fees include, but are not limited to, commitment fees, broker fees not covered, pay-off statement fees, prepayment penalties, fax fees, courier fees, and escrow management fees. An equity loan must not require the owner or the owner's spouse to pay, in addition to any interest, fees to any person that are necessary to originate, evaluate, maintain, record, insure, or service the extension of credit that exceed, in the aggregate, 3% of the original principal amount of the extension of credit.</p> | Tex. Fin. Code Ann. §§ 342.307; 342.308, 342.502(b); 7 Tex. Admin. Code § 83.706; 83.707, 153.5; Tex. Const. Art. XVI, § 50(a)(6)(E) |
|       |                                  | Mortgage Broker Fees   | An authorized lender may pay a broker fee in a secondary mortgage loan if the consideration paid by the borrower in the loan which involves a broker does not exceed the consideration paid by the borrower in a loan which does not involve a broke.   | 7 Tex. Admin. Code § 83.707(d)   |
| Utah  | Mortgage Lender                  | Attorney Fees  | A consumer credit agreement may provide for the payment of reasonable attorney's fees in the event of default and referral to an attorney including one who is a salaried employee of the creditor or its assignee.   | Utah Code Ann. § 70C-2-105   |
|       |                                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|       | Mortgage Lender; Mortgage Broker | Third-Party Fees   | First Lien Loans: May not: give or receive compensation or anything of value in exchange for a referral of residential mortgage loan business, charge a fee in connection with a mortgage loan that is excessive or does not comply with the Mortgage Lending and Servicing Act, give or receive compensation or anything of value in exchange for a referral of settlement or loan closing services, or give or receive compensation to influence an appraiser of real estate to violate the Utah Residential Mortgage Practices Act; Second Lien Loans: parties to a consumer credit agreement may contract for payment by the debtor of any finance charge and other charges and fees.   | Utah Code Ann. §§ 61-2c-301(1); 70C-2-101  |



| State    | License Type                     | Fees   | Notes/Comments  | Citations   |
|----------|----------------------------------|--|---|---|
| Vermont  | Lender                           | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|          |                                  | Points   | The Department of Banking and Insurance takes the position that points, whether labeled as such or disguised as other fees or charges, are prepaid interest and therefore prohibited by 9 VSA § 41a(d) for loans not subject to federal preemption.   | VT Department of Banking and Insurance Bulletin No. 11, 6/18/1984 |
|          |                                  | Third-Party Fees   | Except for interest as herein and hereinafter provided, a lender shall make no charges against a borrower for the use or forbearance of money other than: (1) the reasonable cost of credit investigation and appraisal fees; (2) the reasonable cost of title evidence, including abstracts, legal opinions or title insurance; (3) the reasonable cost of protection against insurable hazards; (4) the reasonable cost of creditor life or disability insurance, or of a debt protection agreement; (5) filing and recording fees, and other official fees; (6) reasonable value of services rendered in connection with the making of any loan <= \$4K or any loan or loan commitment of any amount or manner of payment to finance an income producing business or activity subject to such rules as the commissioner of banking, insurance, securities, and health care administration adopts; (7) the reasonable cost of private mortgage guaranty insurance subject to such limitation as the commissioner of banking, insurance, securities, and health care administration shall have approved; and (8) reasonable fees associated with a credit card, agreed upon by the lender and borrower, including late charges and over-limit charges. Lender shall not charge the borrower for the preparation and transmittal of financial statements relating to the borrower's escrow account.   | Vt. Stat. Ann. tit. 9 § 42; 8 § 10404(g)                          |
| Virginia | Mortgage Lender                  | Assumption Fee   | An owner of residential real estate, improved by the construction thereon of housing consisting of four or less dwelling units, which is encumbered by a mortgage or deed of trust, shall have the right, upon written request to any holder holding such mortgage or deed of trust, to receive a written disclosure of whether such holder will permit a qualified purchaser to assume such mortgage or deed of trust, and, if the answer is in the affirmative, the following terms of such assumption: Any fees and charges to be assessed by the holder against the seller and buyer in connection with the assumption.   | Va. Code Ann. § 6.1-2.9:3(A)                                      |
|          |                                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A   |
|          |                                  | Mortgage Broker Fees   | Subordinate Mortgage Loans: A broker's fee, finder's fee or commission may be paid by the borrower not to exceed 5% of the principal amount of the loan if the total of the loan fee permitted under §6.1-330.71 and broker's fees, finder's fees or commissions does not exceed 5% of the principal amount of the loan.  | Va. Code Ann. § 6.1-330.72(A)                                     |
|          |                                  | Points   | First Mortgage Loans: a lender may charge or collect in advance from the borrower a loan fee as agreed between the parties; Precomputed Subordinate Mortgage Loans: lender may also impose a loan fee not exceeding 2% of the principal amount of the loan provided that such loan fee shall not be imposed more often than once each 18 months except to the extent that new money is advanced within such 18-month period by a renewal or additional loan; Simple Interest Subordinate Mortgage Loans: Lender may charge the borrower a loan fee not exceeding 5% of the principal amount of the loan.  | Va. Code Ann. §§ 6.1-330.70; 6.1-330.71                           |
|          |                                  | Third-Party Fees   | First Mortgage Loans: lender may require the borrower to pay the reasonable and necessary charges in connection with making the loan, including the cost of title examination, title insurance, recording and filing fees, taxes, insurance, including mortgage guaranty insurance, appraisals, credit reports, surveys, drawing of papers and closing the loan; Subordinate Mortgage Loans: lender may require the borrower to pay, in addition to the loan fee and interest permitted by §6.1-330.71, the actual cost of a credit report, title examination, title insurance, mortgage guaranty insurance, recording fees, surveys, attorney's fees, appraisal fees, a fee to determine if the property securing the loan is located in a special flood hazard area, and borrower may be subject to court costs, trustee's commission and other expenses of collection as otherwise permitted by law. No charge, other than actual costs documented to the applicant and expended for a credit report and an appraisal of the real estate conducted in connection with the loan application, may be made if the loan is not made. Such charge shall not exceed 1% of the amount of the loan applied for; but in no event shall such charge exceed \$50 or 1/2 of such costs whichever is less. Such charge may be made only if the lender commits to make the loan. Such commitment shall be in writing and signed by the lender or a person the lender has authorized to execute such documents. | Va. Admin. Code §§ 6.1-330.70(A); 6.1-330.71(B); 6.1-330.72(A)    |
|          | Mortgage Lender; Mortgage Broker | Third-Party Fees   | No licensee shall retain any portion of any fees or charges imposed upon consumers for goods or services provided by third parties. All moneys received by a licensee from an applicant for fees paid to third persons shall be accounted for separately, and all disbursements for fees paid to third persons shall be supported by adequate documentation of the services for which such fees were or are to be paid. All such moneys shall be deposited in an escrow account in a bank, savings institution, or credit union segregated from other funds of the licensee.  | 10 Va. Admin. Code § 5-160-20(2)                                  |



| State      | License Type     | Fees   | Notes/Comments   | Citations  |
|------------|------------------|--|--|--|
|            | Mortgage Broker  | Mortgage Broker Fees   | No mortgage broker required to be licensed under this chapter shall receive compensation from a mortgage lender of which he is a principal, partner, trustee, director, officer or employee.   | Va. Code Ann. § 6.1-422(B)(2)  |
| Washington | Consumer Loan    | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate   | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|            |                  | Mortgage Broker Fees   | A licensee may agree with the borrower to pay a fee to a mortgage broker that is not owned by the licensee or under common ownership with the licensee and that performed services in connection with the origination of the loan. A licensee may not receive compensation as a mortgage broker in connection with any loan made by the licensee. A licensee or person subject to this chapter cannot receive compensation as both a consumer loan licensee making the loan and as a mortgage broker in the same transaction; When acting as a broker under the act, you are allowed to: (a) charge and collect a broker's fee (loan origination fee not to exceed 4% of the first \$20K and 2% thereafter; (b) receive a yield spread premium; and (c) charge a processing fee. When acting as a broker under the act, you are not allowed to: (a) charge or receive fees on discount points; (b) charge or receive a loan origination fee in addition to a broker's fee; or (c) charge or receive an underwriting fee.   | WAC 208-620-515(1)(c); 208-620-010; 208-620-565  |
|            |                  | Points   | In connection with the making of a loan, every licensee may charge the borrower a nonrefundable, prepaid, loan origination fee not to exceed 4% of the first \$20K and 2% thereafter of the principal amount of the loan advanced to or for the direct benefit of the borrower, which fee may be included in the principal balance of the loan; Licensee may contract for and receive an annual fee, payable each year in advance, for the privilege of opening and maintaining an open-end loan account. Except as prohibited or limited by this section, the licensee may also contract for and receive on an open-end loan any additional charge permitted by this chapter on other loans, subject to the conditions and restrictions otherwise pertaining to those charges; A licensee may not collect a fee from the borrower for lowering the interest rate unless the interest rate is actually reduced; When acting as a broker under the act, you are not allowed to charge or receive: (a) fees on discount points; (b) a loan origination fee in addition to a broker's fee; or (c) an underwriting fee.  | Wash. Rev. Code Ann. §§ 31.04.105(2); 31.04.115(3); WAC 208-620-560(6); 208-620-565(2) |
|            |                  | Third-Party Fees   | Every licensee may agree with the borrower for the payment of fees to third parties other than the licensee who provide goods or services to the licensee in connection with the preparation of the borrower's loan, including, but not limited to, credit reporting agencies, title companies, appraisers, structural and pest inspectors, and escrow companies, when such fees are actually paid by the licensee to a third party for such services or purposes and may include such fees in the amount of the loan. However, no charge may be collected unless a loan is made, except for reasonable fees properly incurred in connection with the appraisal of property by a qualified, independent, professional, third-party appraiser selected by the borrower and approved by the lender or in the absence of borrower selection, selected by the lender. A licensee may not charge or collect any fee to be paid to a third-party service provider, in excess of the actual costs paid or to be paid. A licensee may charge the borrower for costs of allowable third-party services at the time of application for the loan or at any time thereafter except as prohibited; A licensee may not collect a document preparation fee, a processing fee or a courier fee unless paid to an unrelated third party and agreed to in advance by the borrower. | Wash. Rev. Code Ann. § 31.04.105(3); WAC 208-620-560(3); 208-620-560(7)                |
|            | Mortgage Broker  | Mortgage Broker Fees   | Should disclose the YSP in the 800 series of lines on the GFE. The YSP must be listed using the words "yield spread premium" and expressed as a dollar amount or dollar amount range.  | WAC 208-660-430(5)   |
|            | Points           | A mortgage broker is prohibited from charging discount points which do not result in a reduction of the interest rate. Some examples of discount point misrepresentations are: (1) charging discount points on the good faith estimate or settlement statement payable to the mortgage broker or any party that is not the actual lender on the residential mortgage loan; (2) charging loan fees or mortgage broker fees that are represented to the borrower as discount points when such fees do not actually reduce the rate on the loan, or reflecting loan origination fees or mortgage broker fees as discount points; or (3) charging discount points that are not mathematically determinable as the same direct reduction of the rate available to any 2 borrowers with the same program and underwriting characteristics on the same date of disclosure.  | WAC 208-660-500(3)(e)  |  |
|            | Third-Party Fees | A mortgage broker shall not receive a fee, commission, or compensation of any kind in connection with the preparation, negotiation, and brokering of a residential mortgage loan unless a borrower actually obtains a loan from a lender on the terms and conditions agreed upon by the borrower and mortgage broker; A mortgage broker may: (a) If the mortgage broker has obtained for the borrower a written commitment from a lender for a loan on the terms and conditions agreed upon by the borrower and the mortgage broker, and the borrower fails to close on the loan through no fault of the mortgage broker, charge a fee not to exceed \$300 for services rendered, preparation of documents, or transfer of documents in the borrower's file which were prepared or paid for by the borrower if the fee is not otherwise prohibited by the Truth-in-Lending Act; or (b) Solicit or receive fees for 3rd party provider goods or services in advance. Fees for any goods or services not provided must be refunded to the borrower and the mortgage broker may not charge more for the goods and services than the actual costs of the goods or services charged by the third party provider; A loan originator may not charge the borrower a fee, commission, or compensation of any kind in connection with the preparation, negotiation, and brokering of a residential mortgage loan. As a loan originator, you may not be paid any compensation or fees directly by the borrower. | Wash. Rev. Code Ann. § 19.146.070(1); WAC 208-660-155(7); (8); 208-660-300(7); (8)   |  |



| State         | License Type                     | Fees   | Notes/Comments  | Citations                                    |
|---------------|----------------------------------|--|---|--|
| West Virginia | Mortgage Lender                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |
|               |                                  | Points; Third-Party Fees; Mortgage Broker Fees                           | In making any primary or subordinate mortgage loan, no licensee may require the borrower to pay, in addition to any periodic interest, combined fees, compensation, or points of any kind to the lender and broker to arrange, originate, evaluate, maintain or service a loan secured by any encumbrance on residential property that exceed, in the aggregate, 6% of the loan amount financed, including any yield spread premium paid by the lender to the broker. Provided that no yield spread premium is permitted for any loan for which the APR exceeds 18% per year on the unpaid balance of the amount financed. If no yield spread premium is charged, the aggregate of fees, compensation or points can be no greater than 5% of the loan amount financed. The financing of the fees and points are permissible and, where included as part of the finance charge, does not constitute charging interest on interest.   | W. Va. Code Ann. § 31-17-8(m)(4)             |
|               |                                  | Third-Party Fees   | Except for fees for services provided by unrelated third parties for appraisals, inspections, title searches and credit reports, no application fee may be allowed whether or not the mortgage loan is consummated. However, the borrower may be required to reimburse the licensee for actual expenses incurred by the licensee in a purchase money transaction after acceptance and approval of a mortgage loan proposal made in accordance with the provisions of this article which is not consummated because of the borrower's: (1) willful failure to close the loan; or (2) false or fraudulent representation of a material fact which prevents closing of the loan as proposed. In addition to the sales finance charge or loan finance charge permitted by this chapter, a lender may contract for and receive the following additional charges in connection with a consumer credit sale or a consumer loan: (1) official fees and taxes; (2) charges for insurance; (3) charges for other benefits, including insurance, conferred on the consumer, if the benefits are of value to him or her and if the charges are reasonable in relation to the benefits, are of a type which is not for credit, and are excluded as permissible additional charges from the sales finance charge or loan finance charge by rule adopted by the commissioner: Provided, that as to insurance, the policy as distinguished from a certificate of coverage there under may only be issued by an individual licensed under the laws of this state to sell the insurance and the determination of whether the charges therefore are reasonable in relation to the benefits shall be determined by the insurance commissioner of this state; (4) reasonable closing costs which include: (a) fees or premiums for title examination, title insurance or similar purposes including surveys; (b) fees for preparation of a deed, deed of trust, mortgage, settlement statement or other documents; (c) escrows for future payments of taxes and insurance; (d) official fees and fees for notarizing deeds and other documents; (e) appraisal fees; and (f) credit reports; and (5) documentary charge or any other similar charge for documentary services in relation to securing a title, so long as said charge is applied equally to cash customers and credit customers alike and so long as such documentary charge does not exceed \$50. | W. Va. Code Ann. §§ 31-17-8(g); 46A-3-109(a) |
|               | Mortgage Lender; Mortgage Broker | Attorney Fees  | No licensee may collect any attorney fee at closing in excess of the fee that has been or will be remitted to the attorney  | W. Va. Code Ann. § 31-17-8(m)(1)             |
| Wisconsin     | Mortgage Lender                  | Attorney Fees  | A lender may contract for the customer's payment of reasonable attorney fees actually incurred by the licensed lender to foreclose a mortgage or equivalent security interest in residential real property, but the customer is liable for attorney fees only if all of the following conditions are satisfied: (a) the fees are payable to a licensed attorney who is not an employee of the licensed lender; and (b) the fees do not exceed 5% of the amount of the judgment entered against the customer, or \$100 in the event a judgment is not entered and the dispute is settled before judgment.  | Wis. Stat. Ann. § 422.411(2m)                |
|               |                                  | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>   | N/A  |



| State   | License Type                       | Fees   | Notes/Comments   | Citations  |
|---------|------------------------------------|--|--|--|
|         |                                    | Third-Party Fees   | Lenders are permitted to charge a loan application fee, which includes: fees for services rendered by the registrant in connection with a loan application; a fee or charge imposed on behalf of a third party for services, such as a charge for a credit report or appraisal; and a fee imposed on behalf of any other registrant for that person's services rendered in connection with the loan application. Mortgage lenders making loans under the Precomputed Loan Law - In addition to the finance charge, lender may charge the following additional charges in connection with a consumer credit transaction: (1) official fees and taxes; (2) charges or premiums for insurance against loss or damage to property, provided the lender makes the required disclosures; (3) fees or premiums for title examination, title insurance, or similar purposes; (4) document preparation fees; (5) notary fee; (6) appraisal fees, provided the lender gives a copy of the appraisal to the borrower; (7) survey costs; (8) consumer credit insurance premiums; (9) hazard insurance premiums; and (10) a \$15 dishonored check fee for a consumer credit transaction other than an open-end credit plan and which is entered into on or after May 17, 1988. With respect to an open-end credit plan, a creditor may charge the following: periodic membership fees, cash advance fees, charges for exceeding a designated credit limit, charges for late payments, charges for providing copies of documents and charges for the return of a dishonored check or other payment instrument. With respect to an open-end credit plan, a lender may charge fees as agreed upon, including: periodic membership fees, cash advance fees, charges for exceeding a designated credit limit, charges for late payments, charges for providing copies of documents and charges for the return of a dishonored check or other payment instrument. | Wis. Admin. Code § DFI-Bkg 40.02(6); Wis. Stat. Ann. § 422.202 |
|         | Mortgage Lender; Mortgage Broker   | Mortgage Broker Fees   | A mortgage banker, loan originator or mortgage broker may not pay a person who is not registered under the Mortgage Bankers, Loan Originators and Mortgage Brokers Act, money or other thing of value for performing an act as a mortgage banker, loan originator or mortgage broker.  | Wis. Stat. Ann. § 224.78                                       |
| Wyoming | Mortgage Brokers                   | Third-Party Fees   | Broker shall not require a borrower to pay any fees or charges prior to the mortgage loan closing, except charges actually incurred by the licensed mortgage broker on behalf of the borrower for services from third parties necessary to process the mortgage loan application, such as credit reports and appraisals. Any fees charged under the authority of this section shall be reasonable and customary as to the type and the amount of the fee charged.  | Wyo. Stat. Ann. § 40-23-114                                    |
|         | Mortgage Lenders                   | Third-Party Fees   | Lender shall not require a borrower to pay any fees or charges prior to a residential mortgage loan closing, except: (i) charges actually incurred by the licensee on behalf of the borrower for services which have been rendered by third parties necessary to process the application. These fees may include, but are not limited to, fees for credit reports, flood insurance certifications, property inspections, title insurance commitments, uniform commercial code article 4 lien searches, and appraisals; (ii) a rate lock in fee; and (iii) a commitment fee upon approval of the residential mortgage loan. A loan cancellation fee may be charged and collected by a licensee at any time either prior to the scheduled closing of a residential mortgage loan transaction or subsequent thereto. Any fees charged under the authority of this section shall be reasonable and customary as to the type and the amount of the fee charged.   | Wyo. Stat. Ann. § 40-23-113                                    |
|         | Mortgage Lender; Supervised Lender | Late Fees; Prepayment Penalties; Balloon Payments; Maximum Interest Rate | For details, see DocMagic's state-specific late fee, prepayment penalty, balloon payment, and maximum interest rate matrices online here: <a href="http://www.docmagic.com/compliance/compliance-topics/index">http://www.docmagic.com/compliance/compliance-topics/index</a>  | N/A  |
|         | Supervised Lender                  | Third-Party Fees   | Lender may contract for and receive the following additional charges in connection with a consumer loan: (i) official fees and taxes; (ii) charges for loss of or damage to property, or against liability, life, accident, or health coverage as described in subsection (b) of this section; and (iii) charges for other benefits, including insurance, conferred on the debtor, if the benefits are of value to him and if the charges are reasonable in relation to the benefits, are of a type which is not for credit, and are excluded as permissible additional charges from the loan finance charge by rule adopted by the administrator. May also charge reasonable closing costs, including: (a) fees or premiums for title examination, title insurance, or similar purposes including surveys; (b) fees for preparation of a deed, settlement statement, or other documents; (c) escrows for future payments of taxes and insurance; (d) fees for notarizing deeds and other documents; (e) appraisal fees; and (f) credit reports.   | Wyo. Stat. Ann. §§ 40-14-311(a); 40-14-140(a)(v)               |
|         |                                    | Attorney Fees  | A with respect to a consumer loan the agreement may provide for the payment by the debtor of reasonable attorney's fees after default and referral to an attorney not a salaried employee of the lender. With respect to a supervised loan in which the principal is \$1K or less, the agreement may not provide for the payment by the debtor of attorney's fees.   | Wyo. Stat. Ann. §§ 40-14-335; 40-14-353                        |