

Fairway Independent Mortgage Corporation

Fee Schedule (As of June 9, 2020)

Fee Type	Fee Description	Amount Charged
Late Charge	A Late Charge is assessed when a payment is received after the due date and applicable grace period	Generally, between 2% and 5% (of the principal and interest or net payment due) or a fixed charge between \$15 and \$30 that varies dependent upon the borrower's loan document terms, agency guidelines (Freddie Mac, Fannie Mae, USDA, FHA, VA) and applicable state law
Non-Sufficient Funds (NSF), Returned Check or ACH Return Fee	A NSF, Returned Check or ACH Return Fee is assessed when a payment is returned by the borrower's financial institution due to insufficient funds. The borrower's financial institution may also assess a separate fee.	Up to \$50 based on agency guidelines (Freddie Mac, Fannie Mae, USDA, FHA, VA) and applicable state law
ACH Set Up Fee (Bi-Weekly or Monthly)	A Fee to set up a reoccurring auto draft payment. A draft date is only available between the 1 st and 10 th of the month.	\$0
ACH Processing Fee (Bi-Weekly or Monthly)	The Fee to process a reoccurring auto draft payment	\$0
One-Time Fee for Payment Made Via Automated Phone System, Website or Mobile App	A Fee when making a one-time payment through our Automated Phone System, Website or Mobile App	\$0
One-Time Fee for Payment Made Via a Customer Service Representative	A Fee when making a one-time payment through a Customer Service Representative	\$5
Debit Card Fee for Payment Made Via Automated Phone System, Website, Mobile or Customer Service Representative	A Fee for processing any payment using a debit card. This Fee is in addition to any one-time payment fee that may be charged.	Unavailable to take debit card payments at this time
Payoff Quote Fee - Requested by a Borrower	A Fee charged to the borrower when requesting that a Payoff Quote be sent by fax or email	\$0
Payoff Quote Fee - Requested by a Third Party	A Fee charged to a Third Party when requesting that a Payoff Quote be sent by fax or email	\$25
Private Mortgage Insurance (PMI) Termination Request Fee	The Fee to evaluate a request to terminate PMI (does not include the property evaluation costs)	\$0
Document Request/Copy Fee	A Fee for fulfilling a reasonable request for copies of documents related to the borrower's mortgage loan	\$0
Document Recording Fee	A Fee assessed by a municipality for recording a document (may include documentary and other taxes that are assessed on the transaction)	Actual cost of the recording (varies by state and county)

Fee Type	Fee Description	Amount Charged
Subordination Fee	A Fee for processing a request to subordinate an existing lien behind a new lien. Typically occurs when a second lien exists on the property and there is a request to refinance the first lien.	Up to \$300
Partial Release Fee	A Fee to process a request to release a portion of the borrower's property mortgaged as collateral	Up to \$250
Recast Fee	A Fee to process a request to modify the principal and interest payment amount using the current note and maturity date, generally following a large prepayment toward the principal	Up to \$250
Property Valuation- Broker Price Opinion (BPO) Fee	A Fee paid to a Licensed Real Estate Broker to provide a property valuation. Cost may be higher if the property is non-conforming or located in a rural or remote location.	Generally, not greater than \$200
Property Valuation- Appraisal Fee	A Fee paid to a Licensed Real Estate Appraiser to provide a property valuation. Cost may be higher if the property is non-conforming or located in a rural or remote location.	Up to \$1,500
Assumption Fee	A Fee to process a request to change the individual(s) legally responsible for repayment of the mortgage loan	Up to \$900
Repair Inspection Fee	A Fee to have a third party verify that repairs were completed to meet required standards	Actual cost, up to \$50
Title Search and Report Fee	The Fee associated with a title search and report used by the trustee or foreclosure attorney	Up to \$750
Foreclosure Fees and Costs	The Fees and Costs associated with the foreclosure process	Generally, up to \$5,000
Bankruptcy Fees and Costs	The Fees and Costs associated with bankruptcy proceedings	Generally, up to \$1,800
Property Preservation Costs	The Costs associated with maintenance of vacant or abandoned properties to protect the property which may include, for example, lawn maintenance, debris removal and winterization	Up to \$2,500 (based on actual cost)
Property Photo Cost	The Cost of photos to document property condition and/or that property preservation work was completed	Up to \$35 (per maintenance event)
Property Inspections Fee	The Fee for an inspection to determine if the mortgaged property is occupied or vacant and is being maintained	Up to \$60
New York Consolidation, Extension and Modification (CEMA) Request Fee	A Fee to process a CEMA request	\$1000
New York CEMA Request Cancellation Fee	A Fee to process a cancellation of a CEMA request	\$250

The Fee Schedule provided above is a list of common fees and costs that may be incurred in connection with a mortgage loan. Actual fee amounts and costs are subject to change and vary depending on the applicable state law and/or agency guidelines and your loan documents.