

Loan Servicing Common Fees and Costs

This schedule provides general information on common specific costs that could be associated with the servicing of your mortgage loan(s). It is not a complete list of all costs that could be assessed to your mortgage loan(s). This schedule is provided for informational purposes only and are subject to change without notice.

Any service that is completed through our online site at the following web address is at no cost.
<https://calhfa.customercarenet.com/ccn/calhfa/mymortgage.html#HOME-C>

The frequency of the assessment of these costs will depend on how often the stated services are requested or required, your payment status, and any legal requirements.

TYPE	DESCRIPTION	AMOUNT CHARGED
Amortization schedule, from this point forward	A fee for the creating of a an amortization schedule for the remaining term of the loan using the current balance and principal and interest payment. Additional criteria can be requested.	\$15.00 if prepared by us, no charge if prepared online.
Amortization schedule, original	A fee for the recreation of the amortization schedule for original loan terms.	\$15.00 if prepared by us, no charge if prepared online
Appraisal	A fee for the preparation of a property appraisal by a professional third party service. We can only use an appraisal if ordered through us. Typical costs are \$350.	Actual Cost
Assumption fees, Conventional	A fee charged for the processing of a conventional loan assumption of the loan at the current terms, if approved.	1/2 of 1% of unpaid principal balance, plus see Assumption Underwriting Fee, Conventional, below.
Assumption fees, FHA or VA	A fee for an underwriter to review a FHA or VA loan assumption application to make certain the applicant(s) qualify under the applicable regulations and financially. The fee must be paid upfront and is paid whether or not the applicant is approved.	\$350.00
Assumption Underwriting fee, Conventional	A fee for an underwriter to review a conventional loan assumption application to make certain the applicant(s) qualify under the applicable regulations and financially. The fee must be paid upfront and is paid whether or not the applicant is approved.	\$175.00
CAMP, auto-draft, setup	A fee for setting up auto-drafting on a first loan.	No Charge
Copy document from file	A fee for the copying of any document from the original file. Fees will be assessed on active firsts and subordinate loans but must be paid upfront for loans no longer active. Assessed fees up to \$25.00 will be assessed automatically; however, if fees exceed this amount , we will notify the borrower and require their authorization to proceed.	\$0.10 per page
Copy of Escrow Analysis	A fee to recreate a copy of a past escrow analysis	\$10.00 per occurrence, if available
Credit Report	A fee for requesting a credit bureau report required to process an assumption.	Actual Cost
Default - Bankruptcy costs	Once a bankruptcy is filed legal fees may be incurred as port of the bankruptcy process.	Actual Cost

Default - Foreclosure costs	If a loan is delinquent and the foreclosure process is initiated various fees may be incurred which may include, but not be limited to, attorney's fees, trustee fees, process server fees, court costs, publication costs and posting costs.	Actual Cost
Default - Health and Safety	If a property is determined to be vacant or abandoned, CalHFA may elect to take certain health and safety actions which may include, but not be limited to, cleaning, mold removal or treatment, capping gas lines, capping sewer connections, securing electrical connections, infestation extermination, termite inspections or treatment, or other such actions.	Actual Cost
Default - Property Preservation	If a property is determined to be vacant or abandoned, CalHFA may elect to protect the property which may include, but not be limited to, securing the property, re-keying locks, boarding windows and doors, taking photos, securing or draining pools and spas, lawn care, snow removal, plumbing repairs, electrical repairs, heat or air repairs, winterization, debris removal, vehicle removal, utility payments or cutoff, damage repair, or other such actions.	Actual Cost
Demand fee, conventional first	A fee for submitting a Deed of Reconveyance for a conventional loan to the county recorder once a loan is paid in full. This does not include any additional county recording fees.	\$30.00
Duplicate 1098	A fee for the preparation of a prior year's 1098 form, if available.	\$5.00 per occurrence
Duplicate 1099 (A, C, INT, or MISC)	A fee for the preparation of a prior year's 1099 form, if available.	\$5.00 per occurrence
Duplicate coupon book	A fee for recreating a coupon book or monthly billing, depending up which type the loan has.	\$5.00 per occurrence
Expedited Payoff fee	A fee for processing a payoff out of the order it was received. NOTE: Title companies, escrow companies, closing agents, or similar individuals requesting expedited payoffs must include a signed specific borrower authorization which has the amount of the fee in the text of the authorization, otherwise it will be handled as a regular payoff. Expedited payoffs requests must be sent via fax to 916-326-6422.	\$25.00
Fax fee	A fee for faxing any document.	\$5.00 per loan per occurrence
Force Placed Insurance	A fee for placing insurance when the borrower does not provide a policy for the current year. (This is not referring to the actual premium of the policy issued.)	No Charge for placement, actual cost of premium for coverage
Late charge	A late charge is assessed when a scheduled payment is not received within the courtesy period after the due date as defined in the loan's Note.	Late charges are assessed based on the terms of the loan's Note and will be a percentage of either the total payment or the principal and Interest payment, depending upon the Note's terms.
Loan History, conventional	A fee for providing a copy of a prior year's history. Histories are available free online for up to three years, if serviced by CalHFA during that time.	\$5.00 per year, or portion of a year, if available. Prior servicer histories are not available.

Loan History, FHA or VA	A fee for providing a copy of a prior year's history. Histories are available free online for up to three years, if serviced by CalHFA during that time.	No Charge. Prior servicer histories are not available.
Loan History, subordinates	A fee for providing a copy of a prior year's history. Histories are available free online for up to three year, if serviced by CalHFA during that time.	\$5.00 per request, if available. Prior servicer histories are not available.
Modification or recast	A fee for modifying or recasting a loan.	No Charge
Name Change	A fee for changing a name of a current borrower as the result of marriage, divorce, or other legal change.	No Charge
NSF fee, each occurrence of processing	A charge for a check returned by your financial institution for a closed account, an account that did not have sufficient funds, or any other reason to honor the submitted check.	\$10.00
One-Time Draft via web site.	A fee for a borrower setting up a One-Time Draft online via our web site. First loans only.	No Charge
One-Time Draft, agent assisted	A fee for an agent assisting the borrower in person or on the phone to set up a One-Time Draft. First loans only.	\$10.00
Partial Release	A fee to process a partial release of the property being used as collateral for the loan.	\$350.00 plus out of pocket expenses.
Reconveyance fee, FHA	A fee for submitting a Deed of Reconveyance for a FHA or VA loan to the county recorder once a loan is paid in full. This does not include any additional county recording fees.	No Charge
Reconveyance fee, subordinate loan	A fee for submitting a Deed of Reconveyance for a subordinate loan to the county recorder once a loan is paid in full. This does include any additional county recording fees.	\$45.00
Recording fee	A fee charged by a county recorder for recording any legal document, especially documents affecting real estate loans.	Actual Cost
Subordination agreement	A fee for processing an agreement to subordinate any loan to a new loan.	\$75.00
Verification of mortgage	A fee for processing a Verification of Mortgage requested by the borrower or their authorized agent.	\$20.00 per occurrence
Zero Demand fee	A fee for creating a letter confirming that a loan has been paid in full even if the Deed of Reconveyance is not currently on record in the county of record.	\$20.00 per occurrence