

These fees are subject to applicable law, investor guidelines and the terms of your loan, and may change. This is provided for informational purposes only and is not a complete list of fees.

## Free Services

Service or Document	Description
Amortization Schedule	A copy of the amortization schedule.
Annual Year End Statement	A copy of the most recent 1098 statement(s), if the loan is/was serviced by Flagstar Bank.
Closing Documents	A copy of loan documents including the Note, HUD-1, Title Policy, Survey, Appraisal, Tax, Closing Disclosure, Loan Estimate, and Interest Statements.
History Ledger(s)	A copy of the 12-month loan payment history.
Pay by Auto-Drafting	Set up an auto-draft account to make payments.
Pay Online	Make a payment through your online account.
Pay by Phone	Make a payment by phone.
Verification of Mortgage (VOM)	Providing a written verification of mortgage to a third party.

## Charged Services

Service or Document	Up to Fee Amount Charged	Description
Assumption	\$1,050 or 1% of UPB, whichever is greater	When a new buyer assumes an existing loan.
Consolidation, Extension & Modification Agreement (CEMA)	\$750	When a loan is serviced by us and is refinanced by a third party, in applicable states.
Construction Inspection	Varies by company	Inspection to validate the condition of the property for the construction process.
Documentation Preparation	\$12.50	Preparing the documents to discharge a mortgage.
Escrow Holdback Inspection	Varies by company	Inspection to validate the condition of the property and status of repair(s).
Escrow Waiver	.25% of Principal Balance	Waive the requirements to collect escrow payments (taxes & insurance) subject to state regulations, loan type and loan payment history. <b>FHA and VA loans are not eligible.</b>
Early Termination Fee/Prepayment Penalty	Varies based on Mortgage Documents	When full payment is received prior to the Home Equity Line of Credit loan maturity date.
Insufficient Funds (NSF)	\$50	When a payment is returned unpaid.
Late Payment	Varies based on Mortgage Documents	When a payment is made after the grace period, as defined on the Note.
Line of Credit	\$100	Home Equity Line of Credit (annually).
Partial Release	\$500	A mortgage provision allowing some of the pledged collateral to be released from the mortgage contract.
Payoff Quote by Fax/Email	\$30	Delivering a payoff statement via fax or email.
Reamortization	\$300	Adjusting the monthly payment based on additional payment(s) toward principal.
Recording/Lien Release	Varies based on county charges	Record a mortgage discharge after the loan paid in full.
Subordination	\$300	Reviewing and processing subordination requests.
Mortgage Insurance Waiver	\$990	Determining the value and condition of the property for Private Mortgage Insurance (PMI) to be waived.