

loanDepot Fee Schedule - Montana

(Residential Real Estate Secured Loans) Updated 12/02/22

FEE TYPE	FEE AMOUNT	WHEN CHARGED
Appraisals	\$300 - \$500	The cost if the company requires a licensed real estate appraiser to determine the current condition and value of the mortgaged property.
Assumption	Up to \$900 Statute is silent	If the company agrees to allow a loan obligation to be assumed by a third-party, this cost may be charged for the processing and underwriting of the application and the preparation of the necessary documents.
Attorney Fees and Costs	Up to \$1,925	If foreclosure on a loan is required, the fees and costs associated with services rendered by the company's legal counsel that handle the foreclosure case will be paid by the borrower. The complexity of the individual case could result in fees and/or costs that exceed the typical range. Fees for settlement conference are excluded.
Brokers Price Opinion (BPO)	Actual Cost	The cost if the company requires a licensed real estate agent to determine the current condition and provide an opinion of the value of the mortgaged property.
Credit Reports	\$25	The cost if the company is required to review the borrower's credit history and obtain a credit report from a credit reporting agency.
Late Fee	Greater of \$15 or 5% of the amount currently due, not to exceed \$50	If the borrower's payment is not received before the grace period ends, as stated in the loan documents.
Modification Fee	\$0	If the borrower requests a change to any of loan terms and the request is approved, the borrower will be charged a fee to complete this process. The borrower will not be charged this fee if the purpose of the modification is to cure default.
Partial Release Fee	Statute is silent nor does the county site have an applicable charge	If the borrower or a third party requests a release of a portion of the mortgaged property from a lien of the mortgage (for example, a right of way, boundary line, incorrect legal description, easements, subordination of rights), this fee will be charged for preparing and recording the appropriate documentation.
Payment - Made other than by regular mail	Website - No charge Automated Phone System - No charge Agent Assistance - No charge	If a payment is made using the company's website, the automated phone system or with the assistance of one of the company's customer service representatives.
Payoff Rescinded Fee	Statute is silent	This fee is charged to the borrower, closing agent, or client when the company is asked or required to reset or reactivate a paid in full loan. (For example, when based on payoff instructions, the wrong loan was paid off).
Priority Payoff Statement Handling Fee	N/A	Payoff Statements are normally sent via mail at no charge, however, to expedite by facsimile upon request, there may be a charge, except where prohibited by law.
Payoff Statement Preparation Fee	LD currently charging \$25 statute does not provide a limitation	A fee to prepare the payoff statement/demand, depending on the type of loan, as permitted by state law.
Property Inspection Fee	Up to \$20	This fee may be charged if the company is required or deems it necessary to inspect the property to determine the condition and occupancy of the mortgaged property.
Property Preservation Fee	Up to \$5000	The cost incurred by the company for vacant property registration with the jurisdiction(s) where the property is located, and/or the cost to adequately maintain the vacant property.
Recasts	\$250.00	This fee may be charged if the borrower makes a large principal payment (curtailment) and also requests the company to reamortize the loan.
Recording Fee	\$8 per page	The cost of filing documents with the proper state or county office.
Returned Check Fee (NSF)	\$30	This fee is for handling a check or other item, if the borrower's bank returns it unpaid for any reason (such as insufficient funds in the account, uncollected funds, stopped payment, not properly endorsed, etc.)
Subordination Fee	\$250	If the lien position of the borrower's loan is to be subordinated (lowered in priority) in relation to another lien, this fee may be charged for preparation and processing of the necessary documents to be filed.
Title Reports / Search	Actual Cost according to AllRegs	The cost to obtain (or update) a report relating to the state of title of the mortgaged property and any items that may affect that title (such as mortgages, liens, judgements, restrictions, easements, etc.).

FEES ARE SUBJECT TO CHANGE. Although the company endeavors to provide all fees and costs charged to customers in connection with the servicing of mortgage loans, this schedule may not include every fee charged for services rendered or costs incurred. Additional fees and costs may be charged for services not currently listed. State sales tax may apply to the fees listed above.