

loanDepot Fee Schedule - North Carolina

(Residential Real Estate Secured Loans) Updated 1/27/23

FEE TYPE	FEE AMOUNT	WHEN CHARGED
Appraisals	\$350 - \$600	The cost if we require a licensed Real Estate Appraiser to determine the current condition and value of the mortgaged property
Assumption	\$125 - \$400	If we agree to allow your 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 \$2575	If foreclosure on your loan is required, the fees and costs associated with services rendered by our legal counsel that handle the foreclosure case will be paid by you. 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)	\$135 - \$500	The cost if we require a licensed Real Estate Agent to determine the current condition and provide an opinion of the value of the mortgaged property
Credit Reports	\$25 - \$75	The cost if we are required to review your credit history and obtain a credit report from a credit reporting agency
Late Fee	Up to 4%	If your payment is not received before the grace period ends, as stated in your loan documents.
Modification Fee	\$0 - Refer to Refinance if Modification isn't an option	If you request a change to any of your loan terms and the request is approved, you will be charged a fee to complete this process. You will not be charged this fee if the purpose of the modification is to cure default.
Partial Release Fee	\$0	If you or a third party requests a release of a portion of the mortgaged property from a lien of the mortgage (for example: 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 our website, the automated phone system or with the assistance of one of our customer service representatives.
Payoff Rescinded Fee	Up to \$200	This fee is charged to the borrower, closing agent, or client when we are asked or required to reset or reactivate a paid in full loan.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	No charge	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	No charge	Our Fee to prepare the payoff statement/demand, depending on the type of loan, as permitted by state law.
Property Inspection Fee	Up to \$35	This fee may be charged if we are required or deem it necessary to inspect the property to determine the condition and occupancy of the mortgaged property
Property Preservation Fee	Up to \$5,000 (may vary by loan type, city/state, property lot size, grass height, etc.)	The cost incurred by us 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 you make a large principal payment (curtailment) and also request us to re-amortize your loan.
Recording Fee	\$0.00	The cost of filing documents with the proper state or county office.
Returned Check Fee (NSF)	\$35.00	This fee is for handling a check or other item, if your bank returns it unpaid for any reason (such as insufficient funds in the account, uncollected funds, stopped payment, not properly endorsed, etc.)
Subordination Fee	\$250.00 plus applicable legal fees	If the lien position of your loan is to be subordinated (lowered in priority) in relation to another lien, this fee may be charged for preparation & processing of the necessary documents to be filed.
Title Reports / Search	Up to \$600.00 for a full report (depending on the sales price and mortgage amount)	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.