

Mortgage Related Fees and Costs*

Please note: The amounts charged are subject to change based on the amount of the actual fee and or cost assessed and any applicable local ordinances or state law. No fee and or cost shall exceed any state allowable limit or loan document limitations.

USAA Related Fees and Costs

Fee Type	Fee Description	Amount Charged**	
		1 st Mortgage	Home Equity
Assumption Fee (credit qualifying)	Assumption fees are charged when a request is made and approved to add or change individual(s) legally responsible for repaying the loan, which may or may not include a change in property ownership.	1% of loan amount (\$400 minimum/\$900 maximum)	N/A
Insufficient Funds Fee (NSF)	Insufficient Funds (NSF) Fees are assessed when payments are returned by your bank for any reason, including insufficient funds, stopped payments, closed accounts, etc. in your bank account. This is in addition to any fees that may be charged by your bank.	Up to \$25 per returned payment	Up to \$25 per returned payment
Late Fee	Late Fees are assessed for payments received after the due date and applicable grace period.	VA Loans - 4% of the overdue payment of principal and interest with 15 day grace period. All Other loans - 5% of the overdue payment of principal and interest with a 15 day grace period.	Up to 5% of the scheduled payment amount, subject to the terms of your Note.
Partial Release Fee	Partial release fees are assessed when partial releases of liens are processed. This fee is charged in advance of the partial release being processed. A partial release of a lien releases a portion of the property from the member's debt obligation.	Up to \$100	\$0
Recording Costs	Recording costs are charged when mortgage loan documents are recorded with counties, states or other municipalities. Recording costs are incurred when a loan is paid off and the release of lien is recorded. Recording costs may also be incurred during the default process.	Actual cost of recording	Actual cost of recording (release of liens only)
Third Party Reconveyance/Release Preparation Fee	Fee charged at payoff for expenses related to releasing the lien or reconveying the Property.	Up to \$20	N/A

Default Costs

Fee Type	Fee Description	Amount Charged**
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Valuation Costs		
Broker Price Opinion (BPO)	A Broker Price Opinion fee is charged when an estimate of the market value of property by a real estate broker or other qualified individual is obtained.	Up to \$375 per event ^{1,2,3}
Appraisal	An Appraisal Fee is charged when an opinion of market value based on inspection of interior and/or exterior of a property is obtained by an appraiser.	Up to \$820 per event ^{1,2,3,14}
Automated Valuation Model (AVM)	An Automated Valuation Model fee is charged when a review of property value is obtained based on comparable and historical sale prices in proximity of the property. No onsite review of value or property condition is performed.	Up to \$10 per event
Inspection Cost		
Property Inspection	Property inspection fees may be charged if property inspections are conducted per investor requirements and as allowed by the loan agreement and applicable law.	Ranges from \$15 -\$60 per event based on type of inspection required. ^{1,2}
Property Preservation Costs		
Property Photos	We may have contractors take photographs to document property condition and/or property preservation services at the time the property preservation services and/or inspections are performed.	Up to \$30 per maintenance event ^{1,2}
Securing the property	If the property is vacant and/or abandoned, contractors may be hired to secure the property. Services may include, but are not limited to, an initial securing of the property and re- keying locks, securing doors; installing slide bolts, locks, barrel bolts, deadbolts and padlocks; installing security doors with padlocks; and/or boarding garage doors or windows.	Market Rate Charged by Third Party Contractors ^{1,2,5,11,12}
Lawn care/snow removal	If the property is vacant and/or abandoned, contractors may be retained to perform lawn care or snow removal. Services may include periodically watering, trimming shrubs, and/or cutting the grass. Snow removal may include removing snow from the entry walk, porch and/or driveway.	Up to \$500 per event ^{1,2,3,5,10}
Plumbing, electrical, heating and cooling system maintenance and repair	If the property is vacant and/or abandoned, we may have contractors repair and/or maintain the systems on the property including the plumbing, electrical, heating and cooling systems. If necessary, we may cap gas, water, sewer lines and/or exposed electrical wires.	Market Rate Charged by Third Party Contractors ^{1,2,11,12}
Securing of Pools, Spas, Jacuzzis, & Hot Tubs	If the property is vacant and/or abandoned, contractors may secure pools, spas, Jacuzzi's and/or hot tubs. Services may include but are not limited to securing, covering, draining, disassembling, chlorinating and/or boarding.	Market Rate-charged by Third Party Contractors
Winterize/de-winterize	If the property is vacant and/or abandoned, steps may be taken to protect the property from winter elements. Services may include but are not limited to, draining plumbing and heating systems, maintaining water services to houses where a community water service is involved, and/or turning off water supply to the property, and may include the use of air pressure and/or adding anti-freeze to prevent freeze-ups.	Up to \$2,500 per event ^{1,2,3,10}

Debris removal/personal property removal/vehicle removal	If the property is vacant and/or abandoned, we may have contractors remove debris. Services may include but are not limited to the removal of hazardous or non-hazardous material, trash or personal property left behind (including non- functioning appliances, abandoned automobiles, boats, motorcycles, recreational vehicles and trailers or personal property).	Market Rate Charged by Third Party Contractors and the Cubic Yardage of the Debris being Removed. ^{1,2,11,12}
Utilities	If the property is vacant and/or abandoned, we may make water, electric and/or gas utility payments directly to the utility company and charge against the loan at the same amount.	Rate as charged by Utility Company
Damage Repairs	If the property is vacant and/or abandoned, we may have a contractor conduct repairs to address and fix identified damages to a property or otherwise take measures to prevent further damage from occurring.	Market Rate Charged by Third Party Contractors ^{1,2,5,11,12}
Health and Safety Costs		
Cleaning	If the property is vacant and/or abandoned, we may have contractors provide cleaning services to address any Health and/or Safety issues. Services may include, but not be limited to, general cleaning, and cleaning refrigerators, stand alone freezers and toilets.	Market Rate Charged by Third Party Contractors ^{1,2,11,12}
Environmental inspection and remediation	If the property is vacant and/or abandoned, services may be provided to treat or remediate environmental hazards, including, but not limited to, mold, oil and toxic chemicals, in an attempt to prevent further damage and/or deterioration of the property. Molds, fungus, mildew, and similar organisms ("Mold Conditions") may exist in the Property of which the Servicer is unaware and has no actual knowledge. No representation or warranty is made in regard to the effectiveness of any treatment or remediation action which may be taken.	Market Rate Charged by Third Party Contractors ^{1,2,5,9}
Extermination and pest control services, termite inspections and/or treatment	If the property is vacant and/or abandoned, we may coordinate fumigation by a professional extermination company. Services may include but are not limited to removal of vermin or other animals, termite inspection and/or treatment.	Market Rate Charged by Third Party Contractors ^{1,2,9}
Foreclosure Costs		
Attorney/trustee fees and costs	These are attorney fees and costs incurred and assessed with respect to the foreclosure process. Trustee costs may be charged in non-judicial states.	Up to \$5,225 per each foreclosure action ⁶
Process server	Process Server Fees are assessed when a process servicer is retained to notify all parties and persons of interest of legal action in accordance with appropriate legal standards.	Up to \$1,405 per each foreclosure action ⁷
Publication/posting	Fees for publication or posting are assessed if we are required to advertise or publish notice of a foreclosure sale.	Actual amount assessed ⁸
Transfer Tax	Transfer Tax fee will be assessed based on percentage of the appraised value or sale price, as per state law.	Actual amount assessed
Mailing Cost	Mailing costs are assessed when we are required to mail documents to parties holding an interest in the property.	Up to \$100 per foreclosure action

Additional Foreclosure Fees and Costs	Additional Fees and Costs may be required due to non-routine situations.	Actual costs incurred subject to any investor, state or loan document limitations.
Title Costs		
Title Search	Title Search fee will be assessed any time a title report is obtained and utilized by the trustee or foreclosure attorney. The cost may be based on unpaid principal balance (UPB). Prior to initiating foreclosure action, we must confirm lien position and interested parties. This cost does not include any insurance premium.	Up to \$750 per each foreclosure action ¹³
Bankruptcy Costs		
Bankruptcy costs	Once a bankruptcy is filed, attorney costs may be incurred as part of the bankruptcy process.	Up to \$3,600 per each bankruptcy action ⁶
Plan Review & Proof of Claim Filing	These costs are charged when counsel is retained to review the Bankruptcy plan and to prepare and file a Proof of Claim with the Court.	Up to \$950
Objection To Confirmation	This cost are assessed when counsel is retained to prepare and file an Objection to the Bankruptcy Plan being Confirmed by the Court.	Up to \$550
Motion For Relief	Costs for attorney preparation of the Motion to be filed with the Court prior to moving forward with any further loan servicing actions, including foreclosure.	Up to \$1,050

1 Costs are based on the market price for such services in a particular state/locale.

2 There may be an additional charge if the service is performed on a rush basis or ongoing maintenance is required.

3 Costs may exceed the stated range under extraordinary situations including, but not limited to, nonconforming properties, proposed construction, beach, canyon, rural and remote locations, atypical large gross living area, and/or over-improvements.

4 Utility costs are passed through based on actual utility company billing. Depending on the circumstances - such as billing rates or consumption rate - the charges can vary widely. Typically the fee charged is up to \$75 but based on local utility company charges may be more.

5 Costs may vary depending on local ordinances.

6 Fees/Costs represent the actual amount charged by the attorney or trustee for work performed. Attorney/Trustee costs can vary based on the amount of time spent or the issues raised during the process, among other factors. This does not include related costs including, but not limited to, filing fees, court costs or other administrative or direct pass through expenses which may be assessed by the Courts. Depending on the circumstances - including the jurisdiction, local practice, the legal rates in the location, the character of the proceeding and whether the matter is contested in the course of any bankruptcy proceedings, multiple filings or objections to plans, among other factors – fees/costs could exceed the stated range.

7 Process server costs vary based on several factors including the number of parties that must be served and the difficulty of achieving service (e.g., the cost may be higher if a party is avoiding service, is difficult to locate or distant from the forum).

8 Publication/posting costs vary based on the publication method used and/or selected that may be required to meet local or legal requirements, such as court orders or mandates that require us to use specific publications which may significantly increase the amount assessed to the loan.

9 The amount for these costs varies widely and is dependent on many factors, including the nature and extent of the work performed or services provided, the location of the property, size of the residence, character of the infestation or contamination among other factors.

10 Costs may exceed the stated range under extraordinary situations including, but not limited to, emergency services, large lots, extensive landscaping, the size or condition of the systems and location, the amount of personal property or the condition of the property and location, the character or extend of any damage, local ordinances, or the term during which the property remains subject to default.

11 Costs may vary depending on extraordinary situations including, but not limited to, nonconforming properties, proposed construction, beach, canyon, rural and remote locations, atypical large gross living area and over-improvements.

12 Costs may vary depending on extraordinary situations including, but not limited to, emergency services, large lots, extensive landscaping, the size or condition of the systems and location, the amount of personal property or the condition of the property and location, the character or extent of any damage, local ordinances, or the term during which the property remains subject to default.

13 Depending on the circumstances of the foreclosure, title search may occur more than once, resulting in the cost being incurred more than once.

14 For NY loans, only one property valuation fee will be charged within a 12-month period. Additional reasonable property valuation fees may be charged in connection with loss mitigation evaluations, provided that at least one property valuation has been completed free of charge within the same 12-month period.

Last revision on: January 13, 2020
