



Common Fee Table | NY State

Fee table for residential mortgage loans in the state of New York.
 A lower fee may be charged if dictated by investor or insurer guidelines.

Fee Description	Fee Amount
Appraisal An expense charged to the loan to determine the value of the property, which includes an interior inspection of the property.	Varies – typically \$400.00 – \$675.00.
Assumption Charge for the work involved with processing a new buyer that is assuming the terms of an existing loan.	1% of the UPB or \$250, whichever is greater.
BPO An expense charged to the loan in which a broker's price opinion will be used to determine the value of a property on a delinquent loan.	\$0.00 - \$160.00
IVR Payment Fee Fee charged for payments made through our automated phone system.	\$0.50
Late Charge Assessed for payments received after the due date and expiration of any applicable grace period per the loan documents.	As stated in the loan documents.
Non Sufficient Funds Fee Fee assessed on payments/checks received that are not honored due to insufficient funds.	\$20.00
Partial Release Charge for the processing the release of a portion of the mortgaged property.	\$500 for loans with a UPB < = \$750,000, \$1,000 for others.
Pay-by-Phone Fee Fee charged for payments made over the phone to an agent.	\$0.50 – Subject to state law requirements.
Pre-payment Penalty Fee incurred for paying off the loan prior to a pre determined date, not to exceed state regulations.	As stated in the loan documents.
Property Inspection Expense charged on a defaulted loan to determine the condition and occupancy of a property.	\$10.00-\$15.00
Subordinations Charge for making a lien on a property subject or junior to a priority lien.	\$250.00
Web Payment Fee Standard payment fee is waived for first 5 days after payment due date.	\$0.00-\$0.50

This chart contains a list of common servicing fees. You may incur additional fees if, for example, your loan becomes delinquent or is subject to litigation (e.g. condemnation proceeding). Such fees may include, but are not limited to, court costs and attorney fees. These fees will vary with the circumstances of the case and the nature of the work performed.