

Citizens One Home Loans Common Servicing Fees

Here's information about common servicing fees that could be charged to your account. Keep in mind, this isn't a complete list and the fees could change at any time.

Type	Description	Amount Charged
Assumption Processing Fee	Charged when a request is made and approved to change the individuals legally responsible for repaying the loan. This may or may not include a change in property ownership.	\$50 - \$900
Copy of Loan Documents	Charged when we provide copies of loan documents you've requested.	\$0 - \$10 per document
Copy of Loan History (Older than 60 months)	Charged when we provide a loan payment history you've requested (including disbursements of taxes and insurance).	\$0 - \$5 per year of loan history provided
Default Fee: Broker Price Opinion	Cost of a market value estimate for your property completed by a real estate broker or other qualified individual.	Default costs follow state and local requirements as well as investor and insurer guidelines. These costs can vary based on loan type, outstanding balance, payment status and property location, size and condition. If you'd like the reasonably expected range of these costs, give us a call at 800.234.6002.
Default Fee: Door Knock	Charged when we attempt to contact you in person if your loan is delinquent.	
Default Fee: Property Appraisal	Cost of the appraisal showing the fair market value of your property based on an interior and/or exterior inspection of the property.	
Default Fee: Property Inspection	Cost of an inspection to ensure that your property is occupied and appropriately maintained if you're behind on payments.	
Default Fee: Title	Cost of a title ordered once a loan becomes delinquent.	
Escrow Waiver	Charged when eliminating the requirement to have an escrow account.	
Late Fee	Charged when we don't receive the total amount of your scheduled mortgage loan payment by the payment due date, or your full payment isn't received within a certain number of days after the due date (known as the "grace period"). Typically, the payment due date is the first calendar day of each month and the "grace period" can range from 0-15 calendar days.	Late fees are calculated according to the terms of your loan and are a percentage of the payment or delinquent payment due, or can be a flat fee.
Lien Release	Fees paid to counties for recording a satisfaction of debt when we release our lien on your home.	Varies by county

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NSF Fee (Non-Sufficient Funds Fee – also known as returned payment or returned check fee)	Charged when your financial institution doesn't honor your payment because it's made from a closed account or an account that doesn't have adequate funds.	\$0 - \$20, varies by state
Partial Release Fee	Charged when releasing a portion of the collateral that was used to secure the loan after a portion of the debt is paid, or upon approval in other limited circumstances.	Mortgage Loan Only: \$300 plus appraisal cost Mortgage and Home Equity Line of Credit: \$400 plus appraisal cost
Payoff Quote Fax Fee	Charged when a payoff statement is prepared and faxed to you or an authorized party.	\$0 - \$15, varies by state
Prepayment Penalty	Charged for paying off your loan before the scheduled maturity date (this is the date your outstanding loan balance is due in full).	Your loan documents will indicate whether or not you have a prepayment penalty and if so, how it's calculated. Usually prepayment penalties are calculated based on the percentage of the principal balance being prepaid and are limited to prepayments made in the early years of the loan.
Recast Fee	Charged when you request your outstanding principal loan balance to be spread over the remaining term of your loan.	\$150 processing fee You'll also be required to make a payment of at least \$5,000 to reduce your principal balance.
Subordination Fee	Charged when we prepare and approve a subordination agreement to have our home loan be subordinate (in 2 nd lien position) to a new first mortgage. (There's no charge if the new first mortgage is with us.)	\$75 - \$250

ADDITIONAL FEE INFO

- This list of fees is provided for informational purposes only.
- The application and frequency of these charges are subject to how often services are requested or required, your payment status, investor, third party and legal requirements, and provisions in your loan documents.
- These fees are subject to change without prior notice based on factors including changes to federal and/or state regulations and if applicable, your mortgage investor's or guarantor's requirements.

Citizens One Home Loans is a brand name of Citizens Bank, N.A. (NMLS ID#433960).  Equal Housing Lender