

Exhibit “A”
Schedule of Services and Fees

Servicing Costs	Initial Setup	Per Payment
Base Fee (Standard Servicing)	\$50	\$25
Impounds/Escrows (Tax & Insurance Collection)	+\$100	\$30
Multi-Lender Loan Setup	+\$100	\$25 per Lender
All-Inclusive-Trust-Deed (Wraps)	+\$500	\$50 per Lender
Bankruptcy Note Setup	+\$500	\$10 per Lender
Non-Performing Note Setup	+\$300	-
Rush Setup Fee (10 days to 1st payment due date)	+\$50	-
Streamlined Submission Fee	+\$100	-
Optional Tax Service (If not Impounded)	+\$100	\$15 per Lender
Loan with Face Value Over \$1MM	-	\$30 per Lender ¹
Loan with Face Value Over \$1.4MM	-	\$75 per Lender ²
Bankruptcy	-	\$15 per Lender ³
Early Intervention Fee (CFPB Covered loans only)	-	\$20 per Lender ⁴
Monthly Sales Tax Collection (CA Only)	-	\$40 per Lender

¹\$60 Minimum

²\$150 Minimum

³Once Loan Enters Bankruptcy Status

⁴Until Current

All fees are cumulative unless otherwise stated.

All servicing includes the following:

- Lender/Borrower Welcome Letter
- Lender Monthly Statement (by email)
- Borrower Monthly Statement
- 24/7 Online Account Access
- Information Updated Daily
- Year End Financial IRS Reports (1098/1099 Forms)
- Late Notices (Up to four)
- Direct Deposit to Lender's Account (if chosen)
- Automatic Withdrawal from Borrower's Account (if chosen)

Schedule of Services and Fees

Borrower Paid Charges	
Late Payments (if any)	50% Retained by Servicer
Default Rate (if no late fee Indicated)	50% Retained by Servicer
NSF Charge	\$40
Short Sale Payoff Processing or Partial Release	\$55
Demand Request	\$30
48 hr. Rush Demand Fee (in addition to Demand Fee)	\$25
Verification of Mortgage	\$40

Administrative Services	
Disbursement Payments to Tax/Insurance Payees	No Charge
Overnight Delivery	\$40 per shipment
Reset Loan Terms	\$50
Wire/Draw (Incoming or Outgoing)	\$30
Balloon Payment Notice	\$30
RESPA Good-bye Letter (Account Transfer)	\$30
RESPA Dispute/Response	\$500
Cancellation of Servicing (due if servicing is cancelled, terminated, or ended by any Party for any reason.)	\$50
Research Services and Incomplete Note Submissions	\$100 per hour/\$50 minimum
Original Document Storage	\$50-Annual
Stop Payment & Re-issue	\$35
Forced Placed Insurance (available upon Request)	Premium Invoiced
Late Calls up to 5 per/month (Non CFPB) optional	\$25
Foreclosure Facilitation/Coordination	\$300
Receive Borrower Payment by Phone	\$10
Any other fees for additional services required by statute or regulatory agencies.	