

Exhibit “A”  
Schedule of Services and Fees

Servicing Costs	Initial Setup	Per Payment
Base Fee (Standard Servicing)	\$50	\$25
Multi-Lender Loan Setup (Face Value under \$1MM)	+\$100	+\$25 per Lender
Multi-Lender Loan Setup (Face Value \$1,000,000 and Over)	+\$100	See Below
Loan with Face Value \$1,000,000 - \$1,499,999	-	\$30 per Lender <sup>1</sup>
Loan with Face Value Over \$1.5MM+	-	\$50 per Lender <sup>2</sup>
Impounds/Escrows (Tax & Insurance Collection)	+\$100	+\$30 Per Loan
All-Inclusive-Trust-Deed (Wraps)	+\$300	+\$50 per Lender
Bankruptcy Note Setup	+\$500	+\$50 per Lender <sup>3</sup>
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	+\$10 per Lender
Optional Insurance Tracking	-	+\$10 per Lender
Early Intervention Fee (CFPB Covered loans only)	-	+\$20 per Lender <sup>4</sup>
Monthly Sales Tax Collection (CA Only – 593 Form)	-	+\$40 per Lender
Original Document Storage	-	+\$5 per Loan

<sup>1</sup>\$60 Minimum

<sup>2</sup>\$100 Minimum

<sup>3</sup>Once Loan Enters Bankruptcy Status

<sup>4</sup>Until 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
- Live Customer Service Representative Monday through Friday 8:00 AM to 5:00PM
- 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 (Notice of Servicing Transfer)	\$30
RESPA Dispute (Qualified Written Request or Notice of Error)	\$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
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	\$15
Receive Borrower Payment by Online	\$10
Any other fees for additional services required by statute or regulatory agencies.	