



**Loan Service Charges and Fees as of November 2014**

<u>FEE TYPE</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>
Consumer Credit Report	\$8.00	Per applicant
Tri-merge Credit Report	\$12.71 \$20.00	Single applicant Joint applicants
Residential Mortgage Application	\$150.00	Per loan
Commercial Mortgage Application	\$450.00	Per loan
Residential Mortgage Commitment	\$0.00 \$350.00	Up to 30 days Over 30 days
Commercial Mortgage Commitment	1/4% (0.25%) of loan amount	All commercial loans
Points (if applicable)	See notes*	*Based on amount, collateral, credit and rate (each point is 1% of loan)
Assignments/Releases(CEMA from CFCU)	\$1,500.00	Per loan
Closing Document Preparation Fee	\$150.00	Per loan
Modification	\$150.00 \$250.00 + 1.50 point	Per balloon note Modification of existing loan with CFCU for lower rate (no cash out) and 1.50% of mortgage balance due
Appraisal	See note*	1 Family - \$350.00 2 Family - \$500.00 3 Family - \$550.00 4 Family - \$600.00 Co-op - \$350.00 Condo - \$350.00
Appraisal Verification (if required)	\$150.00	*Complex and/or unique properties such as a typical floor plans, waterfront, water view, etc. require a fee quote
Flood Certification	\$14.00	Per search
Overnight Mail	\$25.00	Per letter
Payoff Request	\$0.00	1 <sup>st</sup> request
Additional Requests	\$25.00	Additional requests
Credit Union Attorney	\$500.00 \$800.00 \$1,250.00 \$550.00 \$150.00 \$575.00 \$150.00	Coop Closing Residential Closing Commercial Closing Attendance/Travel off premises Mortgage Satisfaction preparation CEMA Documentation from third party Power of Attorney
UCC	\$350.00 \$125.00 \$150.00 \$100.00 \$275.00	Lien search Recording of each lien Termination preparation of each lien Record termination of each lien (NYC) Record termination of each lien (Nassau County)
Title	See note*	*Based on State, County and amount, estimate will be provided during Good Faith Estimate

**Listed fees are estimates and subject to change and/or actual amounts billed by third parties**