

LAKE CITY SERVICING  
GENERAL FEE SCHEDULE  
v.11.2016

DOCUMENT OR SERVICE	FEE
ADDITIONAL TAX FORMS requested	\$30 Fee per copy
ASSIGNMENT preparation and recording.	\$200
BANKRUPTCY (Proof of Claim POC) COORDINATION for Loans <u>not</u> in Specialty Servicing Full Collection	\$75 per Loan
BPO (Broker Price Opinion)	\$30 plus Realtor Fee
CONSTRUCTION/Loan Proceeds Disbursement	\$200/Disbursement - Charged at time of the HUD. Additional disbursements are charged.
DEED IN LIEU (stock), in Specialty Loan Servicing - LCS sends the Lender the information and Lender fills this out	\$250
DEED IN LIEU COORDINATION have attorney fill this out	\$175 set up + attorney fee
DEFAULT SERVICES	\$250 one-time fee + \$35/Money
EVICTION COORDINATION Fee, in Specialty Loan Servicing	\$30 plus Attorney Fees
EXTRAORDINARY ACTIVITIES and SPECIAL REQUESTS; 1 hour minimum	\$150 per hour STAFF time; \$350 per hour MGMT time
FIELD CALL (door knock, interview neighbors), 3 attempts at contact, in Specialty Loan Servicing	130 Fee
FORECLOSURE 30 Day Notice, if sent by LCS	\$30 + attorney fee
FORECLOSURE AFFIDAVIT (form LCS files out to NDS) review and execution, <u>only</u> for Loans in Specialty Loan Servicing No Collection program	\$30 Fee
FORECLOSURE REGISTRATION in required States (NY, NC, etc.) <u>only</u> for Loans in Specialty Loan Servicing on No Collection program	Attorney Fee
GRANT DEED or Quit Claim Deed Preparation	\$30 + attorney fee
INSURANCE CLAIMS (Loss Draft) Processing, for any Loan	\$150 per hour (or portion)
JUNIOR LIEN NEGOTIATION in Specialty Loan Servicing	\$275
LATE FEE % to LCS on all Loans from \$500k to \$2MM	25% of paid
LATE FEE % to LCS on all Loans over \$2MM	15% of paid
LATE FEE % to LCS on all Loans to \$500k	50% of paid
LOAN MODIFICATION: facilitate at direction of Lender	\$600 + \$45 reset
LOAN RESET for Data Entry to change any Loan terms, or change Servicing Programs	\$45 per Loan for 1-9 Loans; \$25 for 10+ loans submitted at one time
LOAN SETUP: Active BK, Forbearance Plan, Complex Loans, and Complex Loan Modifications (non-Cogo Loans)	\$150 per Loan
LOAN SETUP: Fixed Rate, Single Investor/Lender (non-Cogo Loans)	\$45 per Loan for 1-9 Loans; \$25 for 10+ loans submitted at one time
LOAN SETUP: more than one Investor/Lender (non-Cogo Loans)	Add \$10 per Investor/Lender
LOAN SETUP: Partial Note Sale/Partial Ownership Loans (non-Cogo Loans)	\$75 per Loan
OWNERSHIP & ENCUMBRANCE Report (Date-Down from Title)	\$75
PAYOFF Request/Demand: Lender or Borrower pay per Fed or State Regulations	\$50
RELEASE or RECONVEYANCE: per State Regulations. Must be handled by LCS	TD Services \$35 + LCS \$30
SHORT SALE Negotiation in Specialty Loan Servicing	\$600
TRANSFER OUT FEE for Active Servicing Loans; proof of new Servicer Licensing required	\$75 per Loan
VOM (Verification of Mortgage) Request	\$25 from Requestor or Lender