

EquitySmart

HOME LOANS

Addendum D: Fee Schedule

In accordance with Section “16. FEES” of the Mortgage Loan Officer Independent Contractor Agreement, the following provides information on specific costs that are associated with originating a mortgage loan and should be disclosed to the consumer. (This should not be interpreted to be an exhaustive list of all fees that should be charged to a consumer- for more information go to www.myeshl.com):

Equity Smart Fees		
Type of Fee	Description	Fee Amount
Errors & Omission Fee	Fee charged for real estate transactions on a “per closed transaction” basis for liability coverage in case of any errors that are made during the course of work	\$120
Funding Fee	Fee charged to consumer for use of Equity Smart’s warehouse line of credit (if not properly disclosed to consumer, this will be charged to MLO)	\$295
Correspondent Loan Processing fee	Fee charged to consumer for processing correspondent loans with Equity Smart’s Processing team (if not properly disclosed to consumer, this will be charged to MLO)	\$895
Brokered Loan Processing Fee	Fee charged to consumer for processing brokered loans (if not properly disclosed to consumer, this will be charged to MLO)	\$995
Non QM Loan Processing Fee	Fee charged to consumer for processing Non QM loans (if not properly disclosed to consumer, this will be charged to MLO)	\$1195

MERS Fee	Fee charged for registering a loan on the Mortgage Electronic Registration System (MERS) on a per closed transaction basis (if not properly disclosed to consumer, this will be charged to MLO)	\$24.95
Admin Fee	Optional fee charged by LO to consumer for costs associated with administering the origination of a loan. MUST BE a Correspondent loan.	\$499
Credit Reports	The cost of consumer credit reports are the responsibility of the MLO. MLO's can have the consumer pay for their credit reports directly or pay on behalf of their consumer and be reimbursed the cost of the credit report at closing.	Varies by Credit Vendor
Appraisal Fee	The cost of appraisals are the responsibility of the MLO. MLO's can have their customer pay for the appraisal directly or pay on behalf of their customer and be reimbursed the cost of the appraisal at closing.	Can Vary
Lender Fees		
Underwriter Fee	Fee charged by lender for underwriting loans on each closed transactions (if not properly disclosed to consumer, this will be charged to MLO)	\$1055 - \$1495 (vary based on lender)
Flood Certification Fee	Fee charged by lender for each closed transactions (if not properly disclosed to consumer, this will be charged to MLO)	\$8 - \$20 (vary based on lender)
Tax Service Fee	Fee charged by lender for each closed transaction (if not properly disclosed to consumer, this will be charged to MLO)	\$85 (vary based on lender)

MLO understands that these fees are subject to change from time to time depending on market conditions, government regulations, and other factors. In the event that Equity Smart's fees are changed, Equity Smart will communicate such changes to the company by memo with a minimum of 10-day advance notice of the change. Under no circumstances should an MLO charge a consumer more than Equity Smart's prevailing fees unless given written authorization

from an officer of the Company. Actions in breach of this stipulation are subject to disciplinary action, up to and including termination. It is understood that changes in this fee Schedule will not affect MLO's agreement with the Company and all other paragraphs stand as written.