



**Portfolio Fee Schedule
11/1/11**

<u>REQUEST</u>	<u>FEE</u>
Condemnation	
• Award up to \$10,000	\$250
• Award \$10,000 to \$20,000	\$500
• Award greater than \$20,000	\$1,000
Payoff	
• Payoff Estimate	1 Free or \$500
<i>Note: A payoff estimate will be provided without a fee. Any subsequent payoff estimate request within 6 months from the initial estimate will be assessed a processing fee of \$500.00 to be collected prior to the estimate being prepared. If the payoff occurs within six months of the subsequent estimate the \$500 processing fee will deducted from the payoff processing fee collected at closing.</i>	
• Full Payoff	\$500
• Assignment of Loan Doc's at Payoff	\$1,000
Re-Release or Re-Reconveyance (Duplicate Release)	\$100
Lease Review	
• Lenders form of estoppel & SNDA (no changes)	\$500
• Revision(s) to lenders estoppel & SNDA	\$750
• Tenant or borrower form of estoppel & SNDA	\$750
Loss Claim	
• Claim greater than \$75,000 and 2 Draws	\$500
Loan Assumption	See Loan Document
Loan Transfer	\$1,500/Loan Document
Subordinate Financing	\$1,500/Loan Document
Partial Release	\$1,000
Easement/Lot Line Adjustment	\$750
Insufficient Funds	\$35

Disclaimer: Lender reserves the right to exercise all rights and remedies under the various loan documents.

Note: Participating Investors may also charge additional fees in conjunction with the Lender fees.