

Madison Management Services, LLC – Fee Schedule (effective: 01/01/2018)

Main office: NMLS ID # 185724

The following is a list of the fees and charges that, subject to applicable laws or the documents evidencing your loan, may be imposed in connection with the servicing of your loan. Please make note that the fees listed below are subject to change.

<u>FEE</u>	<u>AMOUNT</u>	<u>DESCRIPTION</u>
Late Charge Fee	Refer to loan documents	Penalty the homeowner pays when mortgage payment is made after the due date grace period. %/Amount stated in Note and/or Security Agreement and subject to state law limits.
NSF or Dishonored Check fee	Varies	Fee charged when a payment by check is returned as not paid by your bank because of insufficient funds in the checking account. State law may dictate fee.
Prepayment Fee	Refer to loan documents	Loan documents may require you to pay an additional fee if you pay off your loan in advance of the maturity date.
Property Inspection Fee	\$20.00-\$45.00	Fee charged if loan is in default and we cannot make contact with you to determine the condition of the property, in accordance with HUD Guidelines
Broker Price Opinion Fee	\$90.00 - \$195.00	Fee charged for determining the value and condition of the property when loan payments are past due, in accordance with HUD guidelines, where applicable
Door Knocker Fee	\$65.00-\$90.00	Fee charged if loan is in default and we cannot make contact with you via phone or email. This is to communicate on the status of payments as well as determine the condition of the property, in accordance with HUD Guidelines
Appraisal Fee	\$195.00 - \$450.00	Fee charged for appraisal used to determine the value and condition of the property. The appraiser vendor costs are passed through to you without markup by us – you are charged actual costs.
Recording Fee	Based on jurisdiction	Fee charged by the relevant county/town for recording the release/satisfaction
Foreclosure Attorney Fees and Costs	Varies	Fees and costs associated with protection of collateral. Foreclosure attorney fees and costs will vary by filing type and are limited to the actual fees and costs, and are charged in accordance with Fannie Mae guidelines, where applicable. <i>State law may limit costs.</i>
Bankruptcy Attorney Fees and Costs	Varies	Fees and costs associated with preserving obligation. Bankruptcy

		attorney fees and costs will vary by bankruptcy chapter type and are limited to actual fees and costs and are charged in accordance with Fannie Mae guidelines, where applicable.
Property Preservation Costs	Varies	Fees required to preserve the property. Will vary according to each situation and required expenses, and are limited to actual fees and costs.
Verification of Mortgage	\$10.00	Fee required to provide a documentation of the monthly payment history, account balance, and history of loan to a third party. <i>State law may dictate the fee amount, and these will only be charged where permitted by state law.</i>
Loan Modification Fee	\$500	Fee charged for the workout, coordination and documentation of Loan Modification.
Forbearance Plan Fee	\$400	Fee charged for the workout, coordination and documentation of a forbearance plan.
Forbearance + Loan Modification Plan Fee	\$600	Fee charged for the workout, coordination and documentation of a forbearance plan and a loan modification plan at the same time.
The fees shown below will be imposed for services that you request. You will be asked to agree to pay these charges at the time you request the service.		
Check by Phone	\$10	Fee charged for making a payment by phone. <i>State law may dictate the fee amount, and these will only be charged where permitted by state.</i>
Express Mail Fee	Actual charge	Actual charge from delivery service provider such as UPS or Fedex for expedited delivery of documents.
Other Fees that may be charged by your Lender which is passed on to you by Madison Management Services, LLC.		
Performing Loan Fee	\$20	Fee charged by Lender but passed on to you by MMS
Non-Performing Loan Fee	\$95	Fee charged by Lender but passed on to you by MMS
Escrow Fee	\$15	Fee charged by Lender but passed on to you by MMS
Release Fee	Actual fees and costs, in accordance with jurisdictional requirements	Fee paid to a third party at payoff for preparing the release of mortgage. <i>State law may dictate the fee amount, and these will only be charged where permitted by state law.</i>
No charge for any of the following Services:		
Amortization Schedule	Payment History	Copy of Loan Documents
Payoff Statement		
Please contact Madison Management Services, LLC at 877-563-4164 if you have any questions regarding the Fee schedule		