

LoanDocSolutions Standard Document Package Pricing

Effective 12/10/18	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Tier 7
Loan Amount:	<2 orders/mo.	2-3 orders/mo.	4-9 orders/mo.	10-24 orders/mo.	25-34 orders/mo.	35-49 orders/mo.	>49 orders/mo.
Under \$1,500,000	\$1,235	\$985	\$915	\$810	\$785	\$760	\$735
\$1,500,000 to \$2,999,999	\$1,495	\$1,195	\$1,110	\$985	\$960	\$935	\$910
\$3,000,000 to \$4,999,999	\$1,760	\$1,405	\$1,305	\$1,155	\$1,130	\$1,105	\$1,080
\$5,000,000 to \$9,999,999	\$2,195	\$1,755	\$1,630	\$1,445	\$1,420	\$1,395	\$1,370
\$10,000,000 to \$14,999,999	\$2,720	\$2,175	\$2,020	\$1,790	\$1,765	\$1,740	\$1,715
\$15,000,000 to \$19,999,999	\$3,595	\$2,875	\$2,670	\$2,365	\$2,340	\$2,315	\$2,290
\$20,000,000 to \$24,999,999	\$4,170	\$3,450	\$3,245	\$2,940	\$2,915	\$2,890	\$2,865
\$25,000,000 to \$30,000,000	\$4,745	\$4,025	\$3,820	\$3,515	\$3,490	\$3,465	\$3,440

Average order volume is determined for new clients based on 1st full month's order volume, re-tested and adjusted semi-annually on January 1st and July 1st.

Redraws and individual document orders are not included in the order count for purposes of determining LDS Standard pricing tier.

Redraws and Rush Orders

Redraw Charge	75% of the base package price
Limited Redraw Charge	See Below
Rush Surcharge - order submitted prior to the 20th day of the calendar month	50% Surcharge on Total
Rush Surcharge - order submitted on or after the 20th day of the calendar month	75% Surcharge on Total
Entity authorizations for borrowing entities, sub-entities and/or entity guarantors (in addition to the one included entity authorization)	\$50 ea.

Additional Documents not included in base package price (when ordered with document package):

Undelivered items letter (delivery of items post-closing) or side letter (post-closing covenants)	\$175
Assignment of Management Agreement (client data entry)	\$150
Assignment of Management Agreement (send us management agreement)	\$300
Same Name Certification	\$50
Tenancy in Common Agreement and related document modifications	\$75
Repair Holdback Agreement (typical)	\$175
Additional Deed of Trust or Mortgage (ea.)	\$300
California Request for Notice of Default under prior or subordinate Deed of Trust	\$50 ea.
Cash Collateral and Security Agreement - Standard (no custom drafting)	\$225
Cash Collateral and Security Agreement - Custom	\$225 LDS charge for draft plus Highland Law Corporation charges billed hourly
Earnout Agreement and related document modifications - Standard (no custom drafting)	\$300
Earnout Agreement and related document modifications - Custom	\$300 LDS charge for draft plus Highland Law Corporation charges billed hourly
Replacement Reserve Agreement (typical)	\$175

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Other additional documents (ordered with document package)	Varies - call for quote (\$75 min.)
Input/scan legal description or other text	\$50 per page or portion thereof
Additional documents not included in base package price (ordered with document package):	Varies - call for quote
Additional documents (not ordered with document package):	
2 times the "ordered with document package" price shown above (\$150 min.)	
Additional charges for certain loan types and customizations:	
Additional charge for construction loan document packages	\$300
Choice of law customizations for security properties in multiple states	\$300 -for each additional mortgage/deed of trust
Draft language to implement special instructions	Varies - call for quote
Draft loan extension option clause (typical price - call for quote)	\$250
Partial release clause	Typically \$250 per deed of trust/mortgage - call for quote
Drafting charge for non-standard title vesting scenarios: property owner not a borrower; other property owner(s) on title in addition to borrower, not all borrowers are on title to property, etc.	Typically \$375 per deed of trust/mortgage - call for quote
Especially complex or negotiated loan terms	Varies - call for quote
Leasehold Deed of Trust/Mortgage customizations	\$250 for ea. DoT/Mtg.
Separate individual documents from combined file into separate pdf files (per PDF file)	\$5
Separate individual documents from combined file into separate Word files (per Word file)	\$15
Loan extension, modification and assumption documents	
Extension, modification or modification/assumption documents - minor changes to loan terms	\$150 surcharge over new document package pricing
Extension, modification or modification/assumption documents - significant changes to loan terms	Varies - call for quote
Loan modification documents - maturity date extension only - no change in loan terms	Same pricing schedule as new document package pricing
Loan assumption documents - assumption only - no change in loan terms	Same pricing schedule as new document package pricing
Additional surcharge for extension, modification, or modification/assumption documents - if original documents were not prepared by LDS	\$250
Additional charges for NY CEMA loan packages:	
New York "CEMA" consolidated mortgage drafting surcharge	\$450
Input mortgage chain for NY "CEMA" Consolidated Mortgages	\$15 per recorded document in chain

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Highland Law Corporation Entity Review Pricing:

Entity document review and signature block recommendation - provided by Highland Law Corporation (for scope of services see http://highland.law/scope) - one entity	\$500
Each additional entity	\$250
Exceptionally complex or problematic entities and/or extra work required to resolve entity issues	Billed hourly at Highland Law Corporation hourly rates

Required outside legal counsel charges:

Required local counsel review of Ohio, Texas, Kentucky, and South Carolina loans	As charged by outside legal counsel (estimated \$200 per deed of trust/mortgage); plus (for TX) \$75 charge to incorporate outside counsel recommended language
Required local counsel review of Maryland loans	As charged by Maryland legal counsel (estimated \$375)
Required local counsel review (other states where required by law)	Borrower's responsibility to arrange (where required by law LDS docs are to be considered drafts until reviewed by local counsel)

Limited Redraw Pricing

Limited Redraws are redraw orders that involve only one or more of the following types of changes from the prior order (but no other changes):

- * Change of month of closing.
- * Change of interest rate.
- * Change of loan amount.

-If only one of the three permitted changes applies, the reduced Limited Redraw pricing will be: 25% of the base package price.

-If two of the three permitted changes apply to a Limited Redraw order, the reduced Limited Redraw pricing will be: 50% of the base package price.

-If all three of the three permitted changes apply to a Limited Redraw order, the standard redraw pricing will apply (75% of the base package price).

-For the reduced pricing to apply, a Limited Redraw must be ordered using the Limited Redraw link on the Loan Grid page. All prices above are for standard priority next business day turnaround. For faster turnaround a rush surcharge will apply.

-Each of the three Limited Redraw changes will involve some necessary additional changes. For example: (I) a change in month of closing will affect the document date, first payment date, maturity date, and, for adjustable rate loans, the interest change dates; (II) changes in interest rate will affect the payment amount and, for adjustable rate loans, changes in the interest rate cap and floor; and (III) changes in loan amount will affect the payment amount. Please be assured that these necessary related changes will be made and are included in the reduced Limited Redraw pricing.