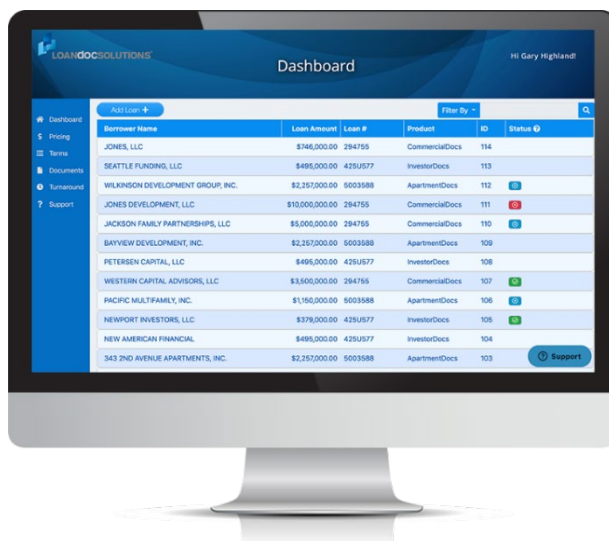


LoanDocSolutions Support Levels and Pricing



The LoanDocSolutions customer website is incredibly easy to use. LDS customers enjoy many conveniences such as: a simple web interface that requires little or no training, live signature block preview, address validation, entity name validation assistance, ability to import customer loan data – and much more.

LoanDocSolutions customers have a choice of three support levels: **RoboDocs**, **GoDocs** and **Classic**.

- **RoboDocs** – a fully automated document preparation solution for straightforward, typical loan transactions.
 - ⇒ With *RoboDocs*, loan documents can be generated and downloaded on an *immediate* basis.
 - ⇒ *RoboDocs* prices are 20% below *Classic* and 10% below *GoDocs*.
- **GoDocs** – a streamlined document preparation solution for straightforward, typical loan transactions.
 - ⇒ A *dedicated document specialist* is assigned to each *GoDocs* order.
 - ⇒ The document specialist reviews the data for any inconsistencies or issues, communicates with the customer as needed, then reviews and proofs the final documents.
 - ⇒ *GoDocs* typical turnaround goal is earlier than *Classic*: 11:30am Pacific Time the next business day for *GoDocs* vs. 1:00pm for *Classic*.
 - ⇒ *GoDocs* prices are 10% below *Classic* and 10% above *RoboDocs*.
- **Classic** – Our premier document preparation solution and the one we recommend to most customers.
 - ⇒ Each *Classic* order is assigned to *two dedicated document specialists*.
 - The first specialist reviews the data entry for inconsistencies or issues, and incorporates any required customizations, additional documents or non-standard terms.
 - A *second document specialist* is assigned to each *Classic* order as a reviewer. The reviewer resolves any open issues, then thoroughly reviews and proofs the final documents.
 - Throughout the process LDS document specialists communicate with the customer if any additional information, clarification or corrections are required.
 - ⇒ LDS *Classic* can accommodate the vast majority of commercial real estate loan transactions – including those with custom terms and special instructions.
 - ⇒ *Classic* prices are 10% above *GoDocs* and 20% above *RoboDocs*.
 - ⇒ For straightforward, typical transactions the turnaround goal for *Classic* orders submitted by 1:00pm Pacific Time on a business day is 1:00pm Pacific Time the next business day. Transactions with custom terms or special instructions usually take longer.

Here's how the three solutions compare:

	RoboDocs	GoDocs	Classic
ApartmentDocs	Yes		
CommercialDocs	Yes		
InvestorDocs	Yes		
Straightforward loans with typical terms, documents and borrower structure	Yes		
Complex terms, special instructions, custom documents and/or complex entity structures	No		Yes
Available loan terms and documents	Limited to terms, options and documents that have been fully coded into the LDS platform		Flexible – special instructions and one-off terms are ok.
Dedicated document specialist	No	Yes	
Second Dedicated Document Specialist "Reviewer"	No		Yes
Standard turnaround goal	Immediate!	11:30 am Pacific Time next business day	1:00 pm Pacific Time next business day
Fastest possible rush turnaround	N/A – RoboDocs is <i>immediate!</i>	4 LDS business hours	
Price (based on loan amount and order volume)	20% below <i>Classic</i> and 10% below <i>GoDocs</i>	10% below <i>Classic</i> and 10% above <i>RoboDocs</i>	10% above <i>GoDocs</i> and 20% above <i>RoboDocs</i>
Redraw Pricing	First redraw: \$50; subsequent redraws: 25% of base package price	Full redraw is 75% of the base package price	
Limited redraws (see full price sheet for parameters)	See <i>RoboDocs</i> redraw prices above	Limited redraw is 25% or 50% of the base package price	
Rush charge prior to the 20 th day of the month	N/A – <i>RoboDocs</i> is <i>immediate!</i>	50% of total	
Rush on or after the 20 th day of the month	N/A – <i>RoboDocs</i> is <i>immediate!</i>	75% of total	

- LDS recommends our *Classic* solution for most customers.
- *GoDocs* and *RoboDocs* do not permit special instructions or loan terms that have not been pre-programmed.
- *GoDocs* and *RoboDocs* are not suitable for customers whose orders frequently include special instructions and/or who do not strictly adhere to pre-defined transaction options.
- A mix of *Classic*, *GoDocs* and *RoboDocs* may be the optimal solution for many customers.
- We are happy to discuss each customer's needs to help find the best solution or combination of solutions.
- *GoDocs* and *RoboDocs* require rigorous customer-specific coding and testing, so for customers that *do* qualify for *GoDocs* and *RoboDocs*, it will take some time to get those solutions set up.

LDS pricing schedules effective November 4, 2019

LoanDocSolutions Pricing Schedules Click on Links Below for Full Pricing Schedules
<i>RoboDocs</i>
<i>GoDocs</i>
<i>Classic</i>
All Prices

This section shows: RoboDocs	GoDocs	Classic	All Pricing	Pricing Calculator
Back to Top				
LoanDocSolutions Base Document Package Pricing - RoboDocs				
Discount tiers are adjusted semi-annually based on average order volume (excluding redraw orders). Order volume is determined for new customers based on 1st full calendar month's orders.				
Discount Tier:	\$0	\$25	\$50	\$75
Average Order Volume	< 2 orders/mo.	2-3 orders/mo.	4-9 orders/mo.	10-24 orders/mo.
Under \$250,000	\$700	\$675	\$650	\$625
\$250,000 to \$1,499,999	\$750	\$725	\$700	\$675
\$1,500,000 to \$2,999,999	\$900	\$875	\$850	\$825
\$3,000,000 to \$4,999,999	\$1,025	\$1,000	\$975	\$950
\$5,000,000 to \$9,999,999	\$1,300	\$1,275	\$1,250	\$1,225
\$10,000,000 to \$14,999,999	\$1,525	\$1,500	\$1,475	\$1,450
\$15,000,000 to \$19,999,999	\$2,000	\$1,975	\$1,950	\$1,925
\$20,000,000 to \$24,999,999	\$2,500	\$2,475	\$2,450	\$2,425
\$25,000,000 to \$30,000,000	\$3,000	\$2,975	\$2,950	\$2,925
Discount Tier:	\$100	\$125	\$150	\$175
Average Order Volume	25-34 orders/mo.	35-49 orders/mo.	50-74 orders/mo.	75-99 orders/mo.
Under \$250,000	\$600	\$575	\$550	\$525
\$250,000 to \$1,499,999	\$650	\$625	\$600	\$575
\$1,500,000 to \$2,999,999	\$800	\$775	\$750	\$725
\$3,000,000 to \$4,999,999	\$925	\$900	\$875	\$850
\$5,000,000 to \$9,999,999	\$1,200	\$1,175	\$1,150	\$1,125
\$10,000,000 to \$14,999,999	\$1,425	\$1,400	\$1,375	\$1,350
\$15,000,000 to \$19,999,999	\$1,900	\$1,875	\$1,850	\$1,825
\$20,000,000 to \$24,999,999	\$2,400	\$2,375	\$2,350	\$2,325
\$25,000,000 to \$30,000,000	\$2,900	\$2,875	\$2,850	\$2,825
Discount Tier:	\$200	\$225	\$250	\$275
Average Order Volume	100-149 orders/mo.	150-199 orders/mo.	200-249 orders/mo.	250-299 orders/mo.
Under \$250,000	\$500	\$475	\$450	\$425
\$250,000 to \$1,499,999	\$550	\$525	\$500	\$475
\$1,500,000 to \$2,999,999	\$700	\$675	\$650	\$625
\$3,000,000 to \$4,999,999	\$825	\$800	\$775	\$750
\$5,000,000 to \$9,999,999	\$1,100	\$1,075	\$1,050	\$1,025
\$10,000,000 to \$14,999,999	\$1,325	\$1,300	\$1,275	\$1,250
\$15,000,000 to \$19,999,999	\$1,800	\$1,775	\$1,750	\$1,725
\$20,000,000 to \$24,999,999	\$2,300	\$2,275	\$2,250	\$2,225
\$25,000,000 to \$30,000,000	\$2,800	\$2,775	\$2,750	\$2,725
Redraws, Rush Orders and Additional Authorizations:				
RoboDocs First Redraw	\$50			
RoboDocs Subsequent Redraws	25% of the base package price			
Entity authorizations for borrowing entities, sub-entities and/or entity guarantors (in addition to the one included entity authorization)	\$50			

Additional Documents not included in base package price	
Undelivered items letter (delivery of items post-closing) or side letter (post-closing covenants)	\$175
Assignment of Management Agreement (client data entry)	\$150
Same Name Certification	\$50
Tenancy in Common Agreement and related document modifications	\$75
Repair Holdback Agreement (typical)	\$175
Cash Collateral and Security Agreement - Standard (no custom drafting)	\$225
Earnout Agreement and related document modifications - Standard (no custom drafting)	\$300
Other additional documents (ordered with document package)	Varies - call for quote (\$75 min.)
Highland Law Corporation Flat Fee 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
Entity document review - each additional entity	\$250
Exceptionally complex or problematic entities and/or extra work required to resolve entity issues	Agreed flat fee or billed hourly
Review title and prepare title and closing instructions	\$975
Survey review add-on to title and closing instructions	\$175
Other required legal services (e.g., custom drafting, negotiations with borrower's counsel)	A flat fee will be quoted - amount will depend on the scope of the work
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 \$350)
Required local counsel review (other states where required by law)	Lender's responsibility to arrange (where required by law LDS docs are to be considered drafts until reviewed by local counsel)

This section shows: GoDocs	RoboDocs	Classic	All Pricing	Pricing Calculator
Back to Top				
LoanDocSolutions Base Document Package Pricing - GoDocs				
Discount tiers are adjusted semi-annually based on average order volume (excluding redraw orders). Order volume is determined for new customers based on 1st full calendar month's orders.				
Discount Tier:	\$0	\$25	\$50	\$75
Average Order Volume	< 2 orders/mo.	2-3 orders/mo.	4-9 orders/mo.	10-24 orders/mo.
Under \$250,000	\$770	\$743	\$715	\$688
\$250,000 to \$1,499,999	\$825	\$798	\$770	\$743
\$1,500,000 to \$2,999,999	\$990	\$963	\$935	\$908
\$3,000,000 to \$4,999,999	\$1,128	\$1,100	\$1,073	\$1,045
\$5,000,000 to \$9,999,999	\$1,430	\$1,403	\$1,375	\$1,348
\$10,000,000 to \$14,999,999	\$1,678	\$1,650	\$1,623	\$1,595
\$15,000,000 to \$19,999,999	\$2,200	\$2,173	\$2,145	\$2,118
\$20,000,000 to \$24,999,999	\$2,750	\$2,723	\$2,695	\$2,668
\$25,000,000 to \$30,000,000	\$3,300	\$3,273	\$3,245	\$3,218
Discount Tier:	\$100	\$125	\$150	\$175
Average Order Volume	25-34 orders/mo.	35-49 orders/mo.	50-74 orders/mo.	75-99 orders/mo.
Under \$250,000	\$660	\$633	\$605	\$578
\$250,000 to \$1,499,999	\$715	\$688	\$660	\$633
\$1,500,000 to \$2,999,999	\$880	\$853	\$825	\$798
\$3,000,000 to \$4,999,999	\$1,018	\$990	\$963	\$935
\$5,000,000 to \$9,999,999	\$1,320	\$1,293	\$1,265	\$1,238
\$10,000,000 to \$14,999,999	\$1,568	\$1,540	\$1,513	\$1,485
\$15,000,000 to \$19,999,999	\$2,090	\$2,063	\$2,035	\$2,008
\$20,000,000 to \$24,999,999	\$2,640	\$2,613	\$2,585	\$2,558
\$25,000,000 to \$30,000,000	\$3,190	\$3,163	\$3,135	\$3,108
Discount Tier:	\$200	\$225	\$250	\$275
Average Order Volume	100-149 orders/mo.	150-199 orders/mo.	200-249 orders/mo.	250-299 orders/mo.
Under \$250,000	\$550	\$523	\$495	\$468
\$250,000 to \$1,499,999	\$605	\$578	\$550	\$523
\$1,500,000 to \$2,999,999	\$770	\$743	\$715	\$688
\$3,000,000 to \$4,999,999	\$908	\$880	\$853	\$825
\$5,000,000 to \$9,999,999	\$1,210	\$1,183	\$1,155	\$1,128
\$10,000,000 to \$14,999,999	\$1,458	\$1,430	\$1,403	\$1,375
\$15,000,000 to \$19,999,999	\$1,980	\$1,953	\$1,925	\$1,898
\$20,000,000 to \$24,999,999	\$2,530	\$2,503	\$2,475	\$2,448
\$25,000,000 to \$30,000,000	\$3,080	\$3,053	\$3,025	\$2,998
Redraws, Rush Orders and Additional Authorizations:				
Full Redraw	75% of the base package price			
Limited Redraw	25% or 50% of base package price - 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			

Additional Documents not included in base package price				
Undelivered items letter (delivery of items post-closing) or side letter (post-closing covenants)	\$175			
Assignment of Management Agreement (client data entry)	\$150			
Same Name Certification	\$50			
Tenancy in Common Agreement and related document modifications	\$75			
Repair Holdback Agreement (typical)	\$175			
Cash Collateral and Security Agreement - Standard (no custom drafting)	\$225			
Cash Collateral and Security Agreement - Custom	LDS fee:	\$225	Legal fee:	\$775
Earnout Agreement and related document modifications - Standard (no custom drafting)	\$300			
Earnout Agreement and related document modifications - Custom	LDS fee:	\$300	Legal fee:	\$775
Replacement Reserve Agreement (typical)	\$175			
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 "with package" price (\$150 min.)			
Highland Law Corporation Flat Fee 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			
Entity document review - each additional entity	\$250			
Exceptionally complex or problematic entities and/or extra work required to resolve entity issues	Agreed flat fee or billed hourly			
Review title and prepare title and closing instructions	\$975			
Survey review add-on to title and closing instructions	\$175			
Custom drafting of cash collateral and security agreement or earnout holdback agreement and related document changes (in addition to LDS fee for draft)	\$775			
Other required legal services (e.g., custom drafting, negotiations with borrower's counsel)	A flat fee will be quoted - amount will depend on the scope of the work			

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 \$350)
Required local counsel review (other states where required by law)	Lender's responsibility to arrange (where required by law LDS docs are to be considered drafts until reviewed by local counsel)
Limited Redraw Pricing:	
<p>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):</p> <ul style="list-style-type: none"> * Change of month of closing. * Change of interest rate. * Change of loan amount. <p>-If only one of the three permitted changes applies, the reduced Limited Redraw pricing will be: 25% of the base package price.</p> <p>-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.</p> <p>-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).</p> <p>-For the reduced pricing to apply, a Limited Redraw must be ordered using the Limited Redraw button on the Dashboard page. All prices above are for standard priority next business day turnaround. For faster turnaround a rush surcharge will apply.</p> <p>-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.</p>	

This section shows: Classic	RoboDocs	GoDocs	All Pricing	Price Calculator
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LoanDocSolutions Base Document Package Pricing - Classic				
Discount tiers are adjusted semi-annually based on average order volume (excluding redraw orders). Order volume is determined for new customers based on 1st full calendar month's orders.				
Discount Tier:	\$0	\$25	\$50	\$75
Average Order Volume	< 2 orders/mo.	2-3 orders/mo.	4-9 orders/mo.	10-24 orders/mo.
Under \$250,000	\$840	\$810	\$780	\$750
\$250,000 to \$1,499,999	\$900	\$870	\$840	\$810
\$1,500,000 to \$2,999,999	\$1,080	\$1,050	\$1,020	\$990
\$3,000,000 to \$4,999,999	\$1,230	\$1,200	\$1,170	\$1,140
\$5,000,000 to \$9,999,999	\$1,560	\$1,530	\$1,500	\$1,470
\$10,000,000 to \$14,999,999	\$1,830	\$1,800	\$1,770	\$1,740
\$15,000,000 to \$19,999,999	\$2,400	\$2,370	\$2,340	\$2,310
\$20,000,000 to \$24,999,999	\$3,000	\$2,970	\$2,940	\$2,910
\$25,000,000 to \$30,000,000	\$3,600	\$3,570	\$3,540	\$3,510
Discount Tier:	\$100	\$125	\$150	\$175
Average Order Volume	25-34 orders/mo.	35-49 orders/mo.	50-74 orders/mo.	75-99 orders/mo.
Under \$250,000	\$720	\$690	\$660	\$630
\$250,000 to \$1,499,999	\$780	\$750	\$720	\$690
\$1,500,000 to \$2,999,999	\$960	\$930	\$900	\$870
\$3,000,000 to \$4,999,999	\$1,110	\$1,080	\$1,050	\$1,020
\$5,000,000 to \$9,999,999	\$1,440	\$1,410	\$1,380	\$1,350
\$10,000,000 to \$14,999,999	\$1,710	\$1,680	\$1,650	\$1,620
\$15,000,000 to \$19,999,999	\$2,280	\$2,250	\$2,220	\$2,190
\$20,000,000 to \$24,999,999	\$2,880	\$2,850	\$2,820	\$2,790
\$25,000,000 to \$30,000,000	\$3,480	\$3,450	\$3,420	\$3,390
Discount Tier:	\$200	\$225	\$250	\$275
Average Order Volume	100-149 orders/mo.	150-199 orders/mo.	200-249 orders/mo.	250-299 orders/mo.
Under \$250,000	\$600	\$570	\$540	\$510
\$250,000 to \$1,499,999	\$660	\$630	\$600	\$570
\$1,500,000 to \$2,999,999	\$840	\$810	\$780	\$750
\$3,000,000 to \$4,999,999	\$990	\$960	\$930	\$900
\$5,000,000 to \$9,999,999	\$1,320	\$1,290	\$1,260	\$1,230
\$10,000,000 to \$14,999,999	\$1,590	\$1,560	\$1,530	\$1,500
\$15,000,000 to \$19,999,999	\$2,160	\$2,130	\$2,100	\$2,070
\$20,000,000 to \$24,999,999	\$2,760	\$2,730	\$2,700	\$2,670
\$25,000,000 to \$30,000,000	\$3,360	\$3,330	\$3,300	\$3,270
Redraws, Rush Orders and Additional Authorizations:				
Full Redraw	75% of the base package price			
Limited Redraw	25% or 50% of base package price - 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			

Additional Documents not included in base package price				
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
Cash Collateral and Security Agreement - Standard (no custom drafting)				\$225
Cash Collateral and Security Agreement - Custom	LDS fee:	\$225	Legal fee:	\$775
Earnout Agreement and related document modifications - Standard (no custom drafting)				\$300
Earnout Agreement and related document modifications - Custom	LDS fee:	\$300	Legal fee:	\$775
Replacement Reserve Agreement (typical)				\$175
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 "with package" price (\$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 - for ea. mortgage/deed of trust				\$300
Draft language to implement special instructions				Varies - call for quote
Draft loan extension option clause (typical price - call for quote)				\$250
Partial release clause (typical price per mortgage/deed of trust - call for exact quote)				\$250
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.				\$375
Especially complex or negotiated loan terms				Varies - call for quote
Leasehold Deed of Trust/Mortgage customizations - ea. mortgage/deed of trust				\$250
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 - surcharge over	150
Extension, modification or modification/assumption documents - significant changes to loan terms - surcharge	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 - per recorded document in chain	\$15
Highland Law Corporation Flat Fee 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
Entity document review - each additional entity	\$250
Exceptionally complex or problematic entities and/or extra work required to resolve entity issues	Agreed flat fee or billed hourly
Review title and prepare title and closing instructions	\$975
Survey review add-on to title and closing instructions	\$175
Custom drafting of cash collateral and security agreement or earnout holdback agreement and related document changes (in addition to LDS fee for draft)	\$775
Other required legal services (e.g., custom drafting, negotiations with borrower's counsel)	A flat fee will be quoted - amount will depend on the scope of the work
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 \$350)
Required local counsel review (other states where required by law)	Lender's responsibility to arrange (where required by law LDS docs are to be considered drafts until reviewed by local counsel)
Limited Redraw Pricing:	
<p>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):</p> <ul style="list-style-type: none"> * Change of month of closing. * Change of interest rate. * Change of loan amount. <p>-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).</p> <p>-For the reduced pricing to apply, a Limited Redraw must be ordered using the Limited Redraw button on the Dashboard page. All prices above are for standard priority next business day turnaround. For faster turnaround a rush surcharge will apply.</p> <p>-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.</p>	

This section shows: All Pricing	RoboDocs	GoDocs	Classic	Price Calculator								
LoanDocSolutions Base Document Package Pricing - All Solutions												
Discount tiers are adjusted semi-annually based on average order volume (excluding redraw orders). Order volume is determined for new customers based on 1st full calendar month's orders.												
Discount Tier:	\$0		\$25		\$50	\$75						
Average Order Volume	< 2 orders/mo.		2-3 orders/mo.		4-9 orders/mo.		10-24 orders/mo.					
Loan Amount:	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic
Under \$250,000	\$700	\$770	\$840	\$675	\$743	\$810	\$650	\$715	\$780	\$625	\$688	\$750
\$250,000 to \$1,499,999	\$750	\$825	\$900	\$725	\$798	\$870	\$700	\$770	\$840	\$675	\$743	\$810
\$1,500,000 to \$2,999,999	\$900	\$990	\$1,080	\$875	\$963	\$1,050	\$850	\$935	\$1,020	\$825	\$908	\$990
\$3,000,000 to \$4,999,999	\$1,025	\$1,128	\$1,230	\$1,000	\$1,100	\$1,200	\$975	\$1,073	\$1,170	\$950	\$1,045	\$1,140
\$5,000,000 to \$9,999,999	\$1,300	\$1,430	\$1,560	\$1,275	\$1,403	\$1,530	\$1,250	\$1,375	\$1,500	\$1,225	\$1,348	\$1,470
\$10,000,000 to \$14,999,999	\$1,525	\$1,678	\$1,830	\$1,500	\$1,650	\$1,800	\$1,475	\$1,623	\$1,770	\$1,450	\$1,595	\$1,740
\$15,000,000 to \$19,999,999	\$2,000	\$2,200	\$2,400	\$1,975	\$2,173	\$2,370	\$1,950	\$2,145	\$2,340	\$1,925	\$2,118	\$2,310
\$20,000,000 to \$24,999,999	\$2,500	\$2,750	\$3,000	\$2,475	\$2,723	\$2,970	\$2,450	\$2,695	\$2,940	\$2,425	\$2,668	\$2,910
\$25,000,000 to \$30,000,000	\$3,000	\$3,300	\$3,600	\$2,975	\$3,273	\$3,570	\$2,950	\$3,245	\$3,540	\$2,925	\$3,218	\$3,510
Discount Tier:	\$100		\$125		\$150		\$175					
Average Order Volume	25-34 orders/mo.		35-49 orders/mo.		50-74 orders/mo.		75-99 orders/mo.					
Loan Amount:	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic
Under \$250,000	\$600	\$660	\$720	\$575	\$633	\$690	\$550	\$605	\$660	\$525	\$578	\$630
\$250,000 to \$1,499,999	\$650	\$715	\$780	\$625	\$688	\$750	\$600	\$660	\$720	\$575	\$633	\$690
\$1,500,000 to \$2,999,999	\$800	\$880	\$960	\$775	\$853	\$930	\$750	\$825	\$900	\$725	\$798	\$870
\$3,000,000 to \$4,999,999	\$925	\$1,018	\$1,110	\$900	\$990	\$1,080	\$875	\$963	\$1,050	\$850	\$935	\$1,020
\$5,000,000 to \$9,999,999	\$1,200	\$1,320	\$1,440	\$1,175	\$1,293	\$1,410	\$1,150	\$1,265	\$1,380	\$1,125	\$1,238	\$1,350
\$10,000,000 to \$14,999,999	\$1,425	\$1,568	\$1,710	\$1,400	\$1,540	\$1,680	\$1,375	\$1,513	\$1,650	\$1,350	\$1,485	\$1,620
\$15,000,000 to \$19,999,999	\$1,900	\$2,090	\$2,280	\$1,875	\$2,063	\$2,250	\$1,850	\$2,035	\$2,220	\$1,825	\$2,008	\$2,190
\$20,000,000 to \$24,999,999	\$2,400	\$2,640	\$2,880	\$2,375	\$2,613	\$2,850	\$2,350	\$2,585	\$2,820	\$2,325	\$2,558	\$2,790
\$25,000,000 to \$30,000,000	\$2,900	\$3,190	\$3,480	\$2,875	\$3,163	\$3,450	\$2,850	\$3,135	\$3,420	\$2,825	\$3,108	\$3,390
Discount Tier:	\$200		\$225		\$250		\$275					
Average Order Volume	100-149 orders/mo.		150-199 orders/mo.		200-249 orders/mo.		250-299 orders/mo.					
Loan Amount:	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic
Under \$250,000	\$500	\$550	\$600	\$475	\$523	\$570	\$450	\$495	\$540	\$425	\$468	\$510
\$250,000 to \$1,499,999	\$550	\$605	\$660	\$525	\$578	\$630	\$500	\$550	\$600	\$475	\$523	\$570
\$1,500,000 to \$2,999,999	\$700	\$770	\$840	\$675	\$743	\$810	\$650	\$715	\$780	\$625	\$688	\$750
\$3,000,000 to \$4,999,999	\$825	\$908	\$990	\$800	\$880	\$960	\$775	\$853	\$930	\$750	\$825	\$900
\$5,000,000 to \$9,999,999	\$1,100	\$1,210	\$1,320	\$1,075	\$1,183	\$1,290	\$1,050	\$1,155	\$1,260	\$1,025	\$1,128	\$1,230
\$10,000,000 to \$14,999,999	\$1,325	\$1,458	\$1,590	\$1,300	\$1,430	\$1,560	\$1,275	\$1,403	\$1,530	\$1,250	\$1,375	\$1,500
\$15,000,000 to \$19,999,999	\$1,800	\$1,980	\$2,160	\$1,775	\$1,953	\$2,130	\$1,750	\$1,925	\$2,100	\$1,725	\$1,898	\$2,070
\$20,000,000 to \$24,999,999	\$2,300	\$2,530	\$2,760	\$2,275	\$2,503	\$2,730	\$2,250	\$2,475	\$2,700	\$2,225	\$2,448	\$2,670
\$25,000,000 to \$30,000,000	\$2,800	\$3,080	\$3,360	\$2,775	\$3,053	\$3,330	\$2,750	\$3,025	\$3,300	\$2,725	\$2,998	\$3,270
Discount Tier:	\$300		\$325		\$350		\$375					
Average Order Volume	300-349 orders/mo.		350-399 orders/mo.		400-449 orders/mo.		450 and Over orders/mo.					
Loan Amount:	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic	RoboDocs	GoDocs	Classic
Under \$250,000	\$400	\$440	\$480	\$375	\$413	\$450	\$350	\$385	\$420	\$325	\$358	\$390
\$250,000 to \$1,499,999	\$450	\$495	\$540	\$425	\$468	\$510	\$400	\$440	\$480	\$375	\$413	\$450
\$1,500,000 to \$2,999,999	\$600	\$660	\$720	\$575	\$633	\$690	\$550	\$605	\$660	\$525	\$578	\$630
\$3,000,000 to \$4,999,999	\$725	\$798	\$870	\$700	\$770	\$840	\$675	\$743	\$810	\$650	\$715	\$780
\$5,000,000 to \$9,999,999	\$1,000	\$1,100	\$1,200	\$975	\$1,073	\$1,170	\$950	\$1,045	\$1,140	\$925	\$1,018	\$1,110
\$10,000,000 to \$14,999,999	\$1,225	\$1,348	\$1,470	\$1,200	\$1,320	\$1,440	\$1,175	\$1,293	\$1,410	\$1,150	\$1,265	\$1,380
\$15,000,000 to \$19,999,999	\$1,700	\$1,870	\$2,040	\$1,675	\$1,843	\$2,010	\$1,650	\$1,815	\$1,980	\$1,625	\$1,788	\$1,950
\$20,000,000 to \$24,999,999	\$2,200	\$2,420	\$2,640	\$2,175	\$2,393	\$2,610	\$2,150	\$2,365	\$2,580	\$2,125	\$2,338	\$2,550
\$25,000,000 to \$30,000,000	\$2,700	\$2,970	\$3,240	\$2,675	\$2,943	\$3,210	\$2,650	\$2,915	\$3,180	\$2,625	\$2,888	\$3,150
Redraws, Rush Orders and Additional Authorizations:												
						Classic and GoDocs			RoboDocs			
Limited Redraw Classic/GoDocs						25%-50% of package price - see full pricing sheet			N/A			
Redraw Classic/GoDocs						75% of the base package price						
RoboDocs First Redraw						N/A			\$50			
RoboDocs Subsequent Redraws									25% of the base package price			
Rush Surcharge - order submitted prior to the 20th day of the calendar month						50% Surcharge on Total			N/A			
Rush Surcharge - order submitted on or after the 20th						75% Surcharge on Total						
Entity authorizations for borrowing entities, sub-entities and/or entity guarantors (in addition to the one included entity authorization) - ea.						\$50			\$50			

Additional documents not included in base package price:					
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	N/A for <i>GoDocs</i> and <i>RoboDocs</i>			
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	N/A for <i>GoDocs</i> and <i>RoboDocs</i>			
California Request for Notice of Default under prior or subordinate Deed of Trust	\$50	N/A for <i>GoDocs</i> and <i>RoboDocs</i>			
Cash Collateral and Security Agreement - Standard (no custom drafting)	\$225				
Cash Collateral and Security Agreement - Custom	LDS fee: \$225	Legal fee: \$775	N/A for <i>GoDocs</i> and <i>RoboDocs</i>		
Earnout Agreement and related document modifications - Standard (no custom drafting)	\$300				
Earnout Agreement and related document modifications - Custom	LDS fee: \$300	Legal fee: \$775	N/A for <i>GoDocs</i> and <i>RoboDocs</i>		
Replacement Reserve Agreement (typical)	\$175				
Other additional documents (ordered with document package)	Varies - call for quote (\$75 min.)				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Input/scan legal description or other text	\$50 per page or portion thereof				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Additional documents not included in base package price (ordered with document package)	Varies - call for quote				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Additional documents (not ordered with document package)	2 x the "with package" price (\$150 min.)				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
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 - for ea. mortgage/deed of trust	\$300				
Draft language to implement special instructions	Varies - call for quote				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Draft loan extension option clause (typical price - call for quote)	\$250				
Partial release clause (typical price per mortgage/deed of trust - call for exact quote)	\$250				
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.	\$375				
Especially complex or negotiated loan terms	Varies - call for quote				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Leasehold Deed of Trust/Mortgage customizations - ea. mortgage/deed of trust	\$250				
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 - surcharge over new document package pricing	\$150				
Extension, modification or modification/assumption documents - significant changes to loan terms - surcharge over new document package pricing	Varies - call for quote				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Loan modification documents - maturity date extension only - no change in loan terms	Same pricing schedule as new document package pricing				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
Loan assumption documents - assumption only - no change in loan terms	Same pricing schedule as new document package pricing				N/A for <i>GoDocs</i> and <i>RoboDocs</i>
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	N/A for GoDocs and RoboDocs
Input mortgage chain for NY "CEMA" Consolidated Mortgages - per recorded document in chain	\$15	N/A for GoDocs and RoboDocs
Highland Law Corporation Flat Fee 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	
Entity document review - each additional entity	\$250	
Exceptionally complex or problematic entities and/or extra work required to resolve entity issues	Agreed flat fee or billed hourly	
Review title and prepare title and closing instructions	\$975	
Survey review add-on to title and closing instructions	\$175	
Custom drafting of cash collateral and security agreement or earnout holdback agreement and related document changes (in addition to LDS fee for draft)	\$775	
Other required legal services (e.g., custom drafting, negotiations with borrower's counsel)	A flat fee will be quoted - amount will depend on the scope of the work	
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 \$350)	
Required local counsel review (other states where required by law)	Lender's responsibility to arrange (where required by law LDS docs are to be considered drafts until reviewed by local counsel)	
Limited Redraw Pricing (Classic and GoDocs):		
<p>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):</p> <ul style="list-style-type: none"> * Change of month of closing. * Change of interest rate. * Change of loan amount. <p>-If only one of the three permitted changes applies, the reduced Limited Redraw pricing will be: 25% of the base package price.</p> <p>-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.</p> <p>-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).</p> <p>-For the reduced pricing to apply, a Limited Redraw must be ordered using the Limited Redraw button on the Dashboard page. All prices above are for standard priority next business day turnaround. For faster turnaround a rush surcharge will apply.</p> <p>-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.</p>		