

LoanDocSolutions Pricing							
Effective 12/10/18	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Tier 7
	<1 orders/mo.	2-3 orders/mo.	3-9 orders/mo.	10-24 orders/mo.	25-34 orders/mo.	35-49 orders/mo.	>49 orders/mo.
Loans under \$1,500,000	\$1,235	\$985	\$915	\$810	\$785	\$760	\$735
Loans \$1,500,000 to \$2,999,999	\$1,495	\$1,195	\$1,110	\$985	\$960	\$935	\$910
Loans \$3,000,000 to \$4,999,999	\$1,760	\$1,405	\$1,305	\$1,155	\$1,130	\$1,105	\$1,080
Loans \$5,000,000 to \$9,999,999	\$2,195	\$1,755	\$1,630	\$1,445	\$1,420	\$1,395	\$1,370
Loans \$10,000,000 to \$14,999,999	\$2,720	\$2,175	\$2,020	\$1,790	\$1,765	\$1,740	\$1,715
Loans \$15,000,000 to \$20,000,000	\$3,595	\$2,875	\$2,670	\$2,365	\$2,340	\$2,315	\$2,290
Average order volume is determined for new clients based on 1st full month's order volume, re-tested and adjusted semi-annually.							
Redraws and individual document orders are not included in the order count for purposes of determining quantity discounts.							
Additional Pricing Information							
Entity authorizations for borrowing entities, sub-entities and/or entity guarantors (in addition to the one entity authorization included in base package)		\$50 ea.					
Redraw Charge		75% of base package price					
Limited Redraw Charge		See Below					
Rush Surcharge - order submitted prior to the 7th-to-last business day of the calendar month		50% Surcharge on Total					
Rush Surcharge - order submitted on or after the 7th-to-last business day of the calendar month		75% Surcharge on Total					
Input/scan legal description or other text		\$50 per page or portion thereof					
Additional documents not included in base package price (when ordered with document package):							
Additional Deed of Trust or Mortgage (ea.)		\$300 ea. additional deed of					
Assignment of Management Agreement (client data entry)		\$150					
Assignment of Management Agreement (send us management agreement)		\$300					
California Request for Notice of Default under prior or subordinate Deed of Trust		\$50 ea.					
Cash Collateral and Security Agreement (typical)		\$300					
Cash Collateral and Security Agreement (complex)		Varies - call for quote					
Earnout Agreement and related document modifications (typical)		\$300					
Earnout Agreement and related document modifications (complex)		Varies - call for quote					
Repair Holdback Agreement (typical)		\$175					
Replacement Reserve Agreement (typical)		\$175					
Same Name Certification		\$50					

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Tenancy in Common Agreement and related document modifications	\$65
Undelivered items letter (delivery of items post-closing) or side letter (post-closing covenants)	\$190
Other additional documents (ordered with document package)	Varies - call for quote (\$75 min.)
Additional documents not included in base package	Varies - call for quote
Above or other additional documents (not ordered with document package)	2 x "with package" price (\$150 min.)
Additional charges for certain loan types, extra services and customized provisions:	
Additional charge for construction loan document packages	\$300
Fannie Mae multifamily loan document packages	Same base package pricing schedule as non-Fannie document packages
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
Draft 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. DofT/Mtg.
Separate individual documents from combined word file into separate pdf files (per PDF file)	\$5
Separate individual documents from combined Word file into separate Word files (per Word file)	\$15
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
Loan extension, modification and assumption documents	
Loan modification documents - maturity date extension only - no change in loan terms	Same base package pricing schedule as new document packages

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Loan assumption documents - assumption only - no change in loan terms	Same base package pricing schedule as new document packages
Loan modification or modification/assumption documents - minor changes to loan terms	Same base package pricing schedule as new document packages + \$150
Loan modification or modification/assumption documents - significant changes to loan terms	Varies - call for quote
Guaranty for new or additional guarantors	\$75
Modifying more than one deed of trust/mortgage	\$300 ea. additional deed of trust/mortgage
Surcharge if loan has been previously modified or assumed	\$50 for each prior modification or assumption
Surcharge for extension, modification, or modification/assumption documents - if original documents were not prepared by LDS	\$250
Highland Law Corporation Entity Review Pricing:	
Entity document review and signature block	\$500
Each additional entity	\$250
Exceptionally complex or problematic entities and/or extra work required to resolve entity issues	Billed hourly per Highland Law Corporation fee schedule
Required outside legal counsel charges:	
Required local counsel review of Ohio, Texas, Kentucky, and South Carolina loans	As charged by outside legal counsel (typically \$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 is typically \$375 (based on past deals)
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 to a Limited Redraw order, the reduced Limited Redraw pricing will be: 25% of the base package price.</p>	

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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).

Please note that 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