

TRID Loan Estimate Fee Schedule for City Green Condominium

The following information is provided by Founders 3 to assist you in completing the Loan Estimate. This form lists all available products for the Association and should not be considered a recommendation of what to obtain for your real estate/financing transaction. Identify the items you will order and enter the corresponding fees on the Loan Estimate.

Required Payments	Fee	When Paid
Regular Assessment Amount	\$575.00	Monthly
Transfer Fee	\$50.00	At Close
Compliance Packages	Fee	When Paid
Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES) This package is required for properties that have been recently foreclosed upon or have a deed taken in lieu of foreclosure. Included is a statement of all fees owed by the bank and disclosure information for maintaining and marketing the property. Products included, if they pertain to the Association: W-9 Litigation Insurance Dec Page Enhanced Payoff Statement Design Document Current Unaudited Financial Documents Bylaws Rules and Regulations Reserve Report Regular Meeting Minutes Unit Ledger Special Assessments Budget Articles of Incorporation Annual Financials Welcome Packages CCRs Executive Summary Annual Board Meeting Minutes	\$225.00	Up Front
Bundle & Save	Fee	When Paid

Condo/Coop Structural Safety & Soundness Lender Questionnaire Bundle This package is to provide information related to the Safety, Soundness, or Structural Integrity of the subject property. Products included, if they pertain to the Association: Litigation Lender Questionnaire Current Unaudited Financial Documents Reserve Report Regular Meeting Minutes Special Assessments Budget Annual Financials Engineer's Report/Inspection Report Annual Board Meeting Minutes	\$160.00	Up Front
Enhanced Payoff Statement and Association Documents Package This bundle includes a payoff statement for the seller's account and the documents necessary for appropriate disclosure to the buyer. Products included, if they pertain to the Association: Litigation Insurance Dec Page Enhanced Payoff Statement Design Document Current Unaudited Financial Documents Bylaws Rules and Regulations Reserve Report Regular Meeting Minutes Special Assessments Budget Articles of Incorporation Annual Financials Welcome Packages CCRs Executive Summary Annual Board Meeting Minutes	\$150.00	Up Front
Premium Lender Questionnaire Bundle (Best Value!) EVERYTHING your underwriter needs to quickly underwrite the subject property. Products included, if they pertain to the Association: Lender Questionnaire Current Unaudited Financial Documents Bylaws Rules and Regulations Reserve Report Litigation Insurance Dec Page Design Document Special Assessments Budget Articles of Incorporation Annual Financials CCRs Executive Summary	\$160.00	Up Front

Standard Lender Questionnaire Bundle Minimum documentation for underwriting the subject property. For most comprehensive package, please see Premium Lender Bundle above. Products included, if they pertain to the Association: Lender Questionnaire Insurance Dec Page Budget	\$130.00	Up Front
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Individual Disclosure Forms and Association Documents	Fee	When Paid
Annual Board Meeting Minutes	\$20.00	Up Front
Annual Financials	\$25.00	Up Front
Appraiser Questionnaire	\$25.00	Up Front
Articles of Incorporation	\$20.00	Up Front
Budget	\$30.00	Up Front
Bylaws	\$25.00	Up Front
CC&Rs	\$30.00	Up Front
Current Unaudited Financial Documents	\$25.00	Up Front
Enhanced Payoff Statement	\$75.00	Up Front
Executive Summary	\$20.00	Up Front
Insurance Dec Page	\$30.00	Up Front
Lender Questionnaire	\$100.00	Up Front
Refinance Enhanced Payoff Statement	\$75.00	Up Front
Regular Meeting Minutes	\$20.00	Up Front
Reserve Report	\$35.00	Up Front
Rules and Regulations	\$15.00	Up Front
Statutory Payoff Statement-Payoff Amount ONLY	No Cost	No Cost
Welcome Packages	No Cost	No Cost

Additional Fees (Optional)	Fee	When Paid
Enhanced Payoff Statement Update from 46 to 90 days	\$50.00	At Close
Lender Questionnaire 1 business days Rush Fee	\$75.00	Up Front
Enhanced Payoff Statement 5 business days Rush Fee	\$25.00	Up Front
Enhanced Payoff Statement Update from 1 to 14 days	No Cost	No Cost
Enhanced Payoff Statement Update from 15 to 45 days	\$25.00	At Close
CD Delivery Fee	\$30.00	Up Front
Credit Card Convenience Fee (for credit card payments only)	\$9.95	Up Front
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00	Up Front
Custom Questionnaire Rush Fee (*Add this fee to Questionnaire Rush Fees)	\$50.00	Up Front
Enhanced Payoff Statement 1 business days Rush Fee	\$75.00	Up Front

Enhanced Payoff Statement 3 business days Rush Fee	\$50.00	Up Front
Lender Questionnaire 2 business days Rush Fee	\$50.00	Up Front
Lender Questionnaire Update from 1 to 30 days	\$25.00	Up Front
Multi-Product Order 1 business days Rush Fee	\$75.00	Up Front
Multi-Product Order 3 business days Rush Fee	\$50.00	Up Front
Multi-Product Order 5 business days Rush Fee	\$25.00	Up Front
Refinance Enhanced Payoff Statement Update from 1 to 14 days	No Cost	No Cost
Refinance Enhanced Payoff Statement Update from 15 to 45 days	\$25.00	At Close
Refinance Enhanced Payoff Statement Update from 46 to 90 days	\$50.00	At Close
Rush Existing Order (*Add this fee to Rush Fees)	\$25.00	
Statutory Payoff Statement-Payoff Amount ONLY Update from 1 to 60 days	\$25.00	Up Front
Three Day Shipping Fee	\$90.00	Up Front
TRID	Fee	When Paid
TRID-List of Fees and Charges (NOT TO BE USED FOR CLOSING)	No Cost	No Cost

Loan Estimate Disclaimer: Fees vary by association and individual units and cannot be finalized until the closing of a transaction. Fees including, but not limited to, Regular Assessment Amount, Special Assessments, Transfer Fees, Capital Contributions, Move In Fees, Collection Fees, etc. may be assessed to each property and will be finalized on the Closing Disclosure. Please work with the Closing Agent to obtain these exact fee amounts.

All fees are subject to change without notice and can only be finalized at the time a transaction is prepared to close and the Closing Disclosure is completed.

Comments: