



## VA Transaction

The lender may charge the borrower up to 1% of the loan amount. The 1% is intended to cover the Origination Charge of the VA Non-Allowable.

| VA Non-Allowable Fees  | Allowable Fees  |
|--|---|
| <b>Veteran may NOT pay fees listed below – the seller or the lender may pay non-allowable closing costs</b>  | <b>Veteran may pay any of the following reasonable closing costs and fees.</b>                                  |
| If no origination fee is charged, the Veteran may pay non-allowable costs up to 1% of the loan amount EXCEPT the termite inspection and well/septic inspection – Seller or Lender must pay for these | 1% Origination<br><br>Purchase & Cash-out loans, the origination fee is calculated using the total loan amount. |
| Application Fee  | Reasonable Discount Points  |
| Processing Fee   | Rate Lock Extension Cost  |
| Underwriting Fee   | Appraisal Inspection Waiver Fee   |
| Brokerage fees charged by real estate agents or brokers in connection with a VA Loan   |   |
| Funding Fee  |   |
| Doc Prep Fee   |   |
|  |   |
| Appraisal Fee – When requested by Lender or Seller for <b>reconsideration of value</b>   | Appraisal Fee – Only when requested by the Lender or Veteran  |
| Tax Services Fee   | Credit Report Fee – Max \$100.00  |
| EEM Rating Fee   | Flood Certification – Life of the loan flood determination service  |
| HOA Certification Fee  | Second Appraisal Fee – if the Veteran is requesting reconsideration of value                                    |
| Lender’s Attorney Fee  | VA Compliance Inspection Fee  |
| Subordination Fee  |   |
| Verification Charge  |   |
| 1007 Comparable Rent Schedule Fee  |   |
| 216 Operating Income Statement Fee   |   |
| 442 Recertification Fee  |   |
| AVM Fee  |   |
| Desk Review Fee  |   |
| Field Review Fee   |   |
| Lenders Inspection Fee – Except construction loan inspection and inspection required on the appraisal  |   |
| Property Drive By Fee  |   |
| Second Appraisal Fee – If required by the Lender   |   |
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|---|--|
| <b>Veteran may NOT pay fees listed below – the seller or the lender may pay non-allowable closing costs</b> | <b>Veteran may pay any of the following reasonable closing costs and fees.</b>   |
| Abstract/Title Search   | Title Endorsement Fee  |
| Guaranty Fee  | Title Examination  |
| Notary Fee  | Title Insurance Binder   |
| Settlement Doc Prep Fee   | Owner's Title Insurance  |
| Tax Cert Fee  | Lender's Title Insurance   |
| Title Opinion Letter  |  |
| Settlement or Closing Fee   |  |
| Check Return Fee  |  |
| Courier Fee/Messenger Fee   |  |
| Credit Card Payoff Fee  |  |
| Electronic Delivery/eMail Fee   |  |
| Loan Tie In Fee   |  |
| Payoff Demand Fee   |  |
| Photocopy Fee   |  |
| Pickup Fee  |  |
| Recording Service Fee   |  |
| Settlement/Closing Wire Fee   |  |
| Signing Agent Fee   |  |
| State Premium Tax   |  |
| Sub-Escrow Fee  |  |
| Title Wire Fee  |  |
|   |  |
| Recording Assignment Fee  | Recording Fees   |
|   | Transfer Taxes   |
|   | City/County/Stamps   |
|   | Document Tax   |
|   | Excise Tax   |
|   | Instrument Tax   |
|   | Intangible Tax   |
|   | Mortgage Tax   |
|   | Municipal Lien Cert  |
|   | Recording Tax  |
|   | Quitclaim Recording Fee  |
|   | Municipal Lien Cert. Recording Fee   |
|   |  |
| VA Non-Allowable Fees   | Allowable Fees   |
| <b>Veteran may NOT pay fees listed below – the seller or the lender may pay non-allowable closing costs</b> | <b>Veteran may pay any of the following reasonable closing costs and fees.</b>   |
| Electrical/Plumbing Cert Fee  | Pest Inspection Fee (Cash Out Only)  |
| Engineer Cert Fee   | Survey Fee – if required by Lender or Veteran except for surveys of condominiums |



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|---|--|
| Environmental Inspection Fee  |  |
| Home Warranty Fee   |  |
| Pest Inspection Fee   |  |
| Property/Home Inspection Fee  |  |
| Roof Certification Fee  |  |
| Septic/Water Certification Fee  |  |
| Short Sale Related Costs  |  |
| Soils Engineer Certification Fee  |  |
| Condo Documents   |  |
| Closing Coordination Fee  |  |
| HOA Transfer Fee  |  |
| HOA Insurance Certification   |  |
| HOA Processing Fee  |  |
| HOA Dues  |  |
| Other HOA Fees  |  |
| Seller Fees paid by Borrower  |  |
|   |  |
| Lender's appraisal/photographs  | Other charges incident to recordation  |
| Attorney Fees other than for title commitments  | Flood zone determination   |
| Admin Fee other than for title commitments  | Environmental protection lien endorsements   |
| Interest rate lock-in-fee   | MERS Fee   |
| Postage/Other mailing charges   | Fraud Protection Report  |
| Stationery/Telephone Calls  | Special Mailing Fees for refinancing loans only;<br>Federal Express Mail, or a similar service when the saved per diem interest cost to the veteran will exceed the cost of the special handling |
| Pass Books/Membership/Entrance Fee  |  |
| Warehouse Fee/Other overhead charges  |  |
| Change of Ownership Fee   |  |
| Commission  |  |
| Transaction Coordinator Fee   |  |
| Home Protection Plan  |  |
| Amortization Plan   |  |
| Trustee Fees or charges   |  |
| Fees charged by third parties, regardless of affiliation with Lender  |  |
| Marketing Fees of any secondary purchaser of the mortgage and preparation and recording assignment of mortgage to such purchaser  |  |
| Pre-Payment penalties for existing liens may not be financed into the new VA refinance mortgage, nor can the Veteran pay pre-payment penalties for Sellers' existing properties |  |