

Processing Fees

Recommended for placement in the Loan Policy Manual, Procedures section, within the alphabetical order of those topics

Following are the loan processing fees which are expected at closing. These are separate from other fees such as origination fees, renewal fees, or letter-of-credit fees. Reduction or waiver of a processing fee requires approval by _____.

COMMERCIAL

Originations and Renewals

Non real estate	\$250
Real estate secured ≤ \$100M	\$250
Real estate secured > \$100M	\$350
Letters of credit – same as above, depending on size and collateral	

Modifications \$150

CONSUMER

Indirect Marine Loans:	\$0
Indirect Manufactured Housing Loans: – ¼ of 1% of loan amount)	\$399 – (TN loan customers – no fee, NC customers
Personal Line of Credit	\$25 Annual Fee – (NC customers No charge)
Overdraft Line of Credit	\$5 quarterly maintenance fee – (NC customers No charge)

RESIDENTIAL MORTGAGE

Commitment fee for all loans \$875
covers the following 3rd party payments **that may be paid by the borrowers:**

Appraisal: \$400 to \$600

Tax service –based on loan amount:

\$0- \$ 999,999	\$64
\$1,000,000 - \$ 1,099,999	\$74
\$1,100,000- \$ 1,199,999	\$84
\$1,200,000- \$ 1,299,999	\$94
\$1,300,000- \$ 1,399,999	\$104
\$1,400,000- \$ 1,499,999	\$114
\$1,500,000 - \$ 1,599,999	\$124
\$1,600,000 - \$ 1,699,999	\$134
\$1,700,000 - \$ 1,799,999	\$144
\$1,800,000 - \$ 1,899,999	\$154
\$1,900,000 - \$Infinity	\$164

Credit report: \$22 to \$35

Flood cert: \$11new to \$14.50

Additional fees for residential construction loans

Draw Fee	\$650
Final Inspection Fee	\$150
Rush Fee	\$75