

RENOVATION LOAN TRID FEE MATRIX

Fee	APR Fee	Disclosure Section	Fee Tolerance	Fee Definition	FHA 203(k) Standard	FHA 203(k) Limited	Conv, FNMA HomeStyle	Conv. Freddie Choice	VA Alterations & Repairs
Permit Fees	No	B/H	Section B Tolerance/ H Unlimited	Permits as Required	As required	As required	As required	As required	As required
FHA 203(k) Consultant Fee & Feasibility Study (section B) or Conventional Consultant Fee or 3 rd party management company (i.e., Land Gorilla, Trinity, Granite Mngt., RLS -section C)	Yes	B/C	Section B/C Tolerance	Fee set by HUD based on the entire repair amount for FHA 203K. For conventional, fee amount set by the consultant	Required	Optional	Required with Repairs over \$75,000 and/or Structural Repairs	Required with Repairs over \$75,000 and/or Structural Repairs	Not Required
Draw Inspection Fees – FHA Standard and Conv. Reno repairs over \$75,000	Yes	B	Section B Tolerance	\$ times the number of draw inspections. Fee set by HUD, see HUD’s new fee chart, maximum \$375. Can charge/add mileage if place of business is more than 15 miles from the subject property.	Required	N/A	Required	Required	N/A
Draw Inspection Fees – 203K Limited, Conventional Reno repairs \$75,000 & under and VA	Yes	B	Section B Tolerance	2 X \$150.00* or X times the number of draw inspections	N/A	Required – maximum of two draws per contractor	Required	Required	Required – maximum of four draws
Architect & Engineering Fees	Lender requiring Yes, then APR = Yes. Lender Required No, then APR = No	B/C	Section B/C Tolerance	Fee to Architect or Engineer for plot, plans, drawings, or inspections	As required	N/A	As required	As required	N/A
Financed Mortgage Payments Escrowed (PITI)	No	H/K	Unlimited Tolerance	Optional reserve to cover mortgage payments during construction if uninhabitable	Optional – Up to 12 months PITI	N/A	Optional – Up to 6 months PITI	Optional - Up to 6 months PITI	N/A
Title Update Fees	Yes	B/C	Section B/C Tolerance	Minimum of 2 x \$125.00 or per # of draws needed	Required	Required	Required	Required	Required
Supplemental Financed Origination Fee – 203K	Yes	A	Zero Tolerance	Greater of 1.50% of the total rehabilitation costs or \$350.00.	Required	Required	N/A	N/A	N/A
Conventional/VA Reno Draw Adm./Management Fee	Yes	A	Zero Tolerance	Greater of 1.50% of the hard costs (repairs) or \$500.00. VA \$350.00 flat fee	N/A	N/A	Required	Required	Required
Final Inspection Fee (1004D) for Conventional and VA Reno loans	No	B	Section B Tolerance	Fee set by the Appraiser	N/A	N/A	Required	Required	Required

*Estimated Fee – subject to vary based on location