M&T Bank

Typical servicing fees customers may incur in connection with home secured loans or lines of credit. If the federal or state law or investor or insurer guidelines dictate lower fees, such fees will be charged.

Fee Description	Billing Statement Fee Description	Maximum Fee Amount Mortgage
Assignment – *transfer of ownership of a mortgage from M&T to a new lender as a result of a CEMA*	Mortgage Assignment	$500 Standard & FHA, $1,250.00 New York City: Bronx, Brooklyn (Kings County), Manhattan (New York County), Queens, Staten Island (Richmond County)
Assumption – *charge for paperwork involved in processing records for a new buyer assuming an existing loan*	Assumption Fee	Varies by Investor/Insurer
****Property Valuation (BPO or Appraisal) –** amount paid to a third party to obtain a BPO or appraisal in order to determine the value of the property securing the mortgage	Property Valuation	Maximum between $350 - $650
Bankruptcy Fees and Advances – *attorney fees and expenses associated with the handling of a bankruptcy, including but not limited to filing fees and hearing attendance. These costs may be incurred on cases where the mortgage payments are not past due.*	Bankruptcy Atty Fee or Bankruptcy Fee of Bankruptcy Cost	Varies by state Law and bankruptcy action.
****Converted Fees** – *fees transferred from previous mortgage servicer(s)*	Other	Varies
Charges for Resolving Property Title Issues - Fees for attorney services and related expenses to resolve unpaid property obligations that may affect the title to your property, such as delinquent water or sewer bills, ground rent, or other liens	Charges for Resolving Property Title Issues	Varies by Action
****Foreclosure Costs and Fees** - *amounts charged by a third-party for services provided in conjunction with the handling of a foreclosure action, including but not limited to title review work, preparation of motions, process service of required documents and hearing attendance.*	Foreclosure Cost or Foreclosure Atty Fee	Varies by Foreclosure Action
****Homeowner Association Fees** - *amount charged by a third-party for services including but not limited to the maintenance and upkeep of common areas and the building.*	HOA Fees	Varies by Association
Late Charge – *assessed on payments received after the due date and after any grace period expiration*	Late Charge	As Stated in loan documents Typically 2% to 4% of payment
Lien Release Fee (Commercial only)	Lien Fee	$200.00 paid at payoff CA and Mass ($0)
Principal & Interest Modification (Recast)- *fee to modify the monthly P&I payment after a large principal curtailment*	Port Mod	$250.00
Portfolio Loan Modification – *fee for a modification to the terms of the loan*	Port Mod	1% of the principal balance
Payoff Quote (Commercial only) – *fee assessed for a payoff statement request*	Payoff Quote (Commercial Only)	Varies based on loan type - $0 - $100
Pre-payment Fees (Commercial only) – *A fee incurred for paying your loan in full prior to a specified date*	Prepay Consideration (Commercial Only)	Only charged if set-forth in your loan documents
Property Inspection Fee – *amount charged by outside firm for inspection of property, which is used to validate property condition and occupancy status*	Property Inspection	Inspection fee varies by property location, loan type and inspection completed
Property Maintenance - *Amount charged by a third-party for services including but not limited to securing a property (changing locks, boarding up), debris removal, property maintenance (winterizing, cutting grass, repairing, tarping roof leaks) and rehabilitation.*	Property Maintenance	Varies by Event
Recording/Filing Fees – *amount paid to the recorder's office in order to make a document a matter of public record*	Recording/Filing Fee	County Specific
Release of Liability – *termination of the borrower's obligation for payment of the mortgage*	Release of Liability	All Loan Types $210 with the exception of VA loans where the Verteran remaining liable is $50
****Title Services -** An expense paid to a third party for a title search, vesting report, property report and/or other examinations of historical records concerning the property securing the debt	Loss Mit Cost or Foreclosure Cost	Varies by State
Trustee Sales Guarantee – *a title report given to a foreclosure trustee to provide pertinent recorded information relating to the foreclosure process (required in some states; NY-not applicable)*	Foreclosure Cost	Varies by State

This chart contains a list of common servicing fees. You may incur additional fees if, for example, your loan becomes delinquent or is subject to litigation (e.g. condemnation proceeding). Such fees may include, but are not limited to, court costs and attorney fees. These fees will vary with the circumstances of the case and nature of the work performed.

**On the initial statement, fees will first display using the fee descriptionabove. On subsequent statements, any unpaid fees will be combined under Recoverable Corporate Advance and displayed within the Explanation of Amount Due section.

Question	Answer
What is a recoverable corporate advance?	A **recoverable corporate advance** fee is a fee or total of fees M&T will pay on behalf of their customer to cover default servicing-related expenses such as bankruptcy advances, foreclosure costs, delinquent HOA payments, and property inspections, maintenance, or valuation fees. These fees can carryover from a prior servicer if they were not satisfied with them prior to the service transfer. For more information, please click here to view our fee table. mtg-allowable-fee-table.pdf
Where does recoverable corporate advance show on my mortgage loan statement?	Billing Statement
How can I pay the recoverable corporate advance assessed to my mortgage loan?	You can make a payment toward the outstanding recoverable corporate advance at any time. If you are making your monthly mortgage payment by phone, please let our representative know how much you would like applied to the recoverable corporate advance balance. If you mail in your monthly mortgage payment, please indicate in a letter and on the note section of the check or money order how much you would like applied to the outstanding recoverable corporate advance balance. Please note, all recoverable corporate advance fees are due when you pay off your mortgage loan or sell the property.

How can I avoid being charged recoverable corporate advances?	Review your monthly statements to confirm amount due, send in payments timely, keep mortgage loan current.
Is there interest charged on the recoverable corporate advance balance?	No interest is charged on these fees.