



Fee Schedule

ACCOUNT SERVICING FEES

New Account Set-Up Fees

Note/Deed of Trust – Straight* _____	\$100.00
Note/Deed of Trust – All Inclusive* _____	\$125.00
Contract of Sale – One Party* _____	\$100.00
Contract of Sale – All Inclusive* _____	\$125.00
Lease Agreements* _____	\$100.00
Miscellaneous Agreements* _____	\$100.00
Mobile Home Agreements* _____	\$100.00
Impound Account Set-Up _____	\$100.00
(includes set-up with tax monitoring service)	

*Fees include set-up for to 5 recipients. Over 5 Recipients, please contact for quote.

Account Servicing Fees

Monthly Payments* _____	\$15.00*
Quarterly Payments* _____	\$45.00*
Semi-Annual Payments* _____	\$90.00*
Annual Payments* _____	\$180.00*
File Close Fee _____	\$100.00

*Fees cover payments in the amount of \$6,500.00 or less.

Payments greater than \$7,500.00 will be charged a service fee of 2/10th of 1% (.002)

Additional Checks (per check) _____	\$3.00
Property Tax / Insurance Impound _____	\$8.00
Return Check Charge _____	\$25.00
Document Holding (per year) _____	\$75.00

Servicing Fees are subject to change with thirty days prior written notice.

The undersigned have read and agree to the above fees and upon signing this schedule becomes an addendum to the Account Servicing Agreement.

_____	_____	_____	_____
Payee/Seller	Date	Payor/Purchaser	Date
_____	_____	_____	_____
Payee/Seller	Date	Payor/Purchaser	Date

The above fees are minimum. Evergreen reserves the right to impose additional fees in handling unusual circumstances.



Ancillary Fee Schedule

ANCILLARY FEES

Account History Fee (per year)	_____	\$10.00
Add and Demand Fee	_____	\$85.00
Amortization Schedule Fee (all types)	_____	\$40.00
Assignment/Assumption Fee	_____	\$120.00
Check Replacement/Stop Payment Fee	_____	\$35.00
Copy of Cancelled Check Fee (per check)	_____	\$30.00
Direct Party Transaction Fee (per transaction)	_____	\$25.00
Duplicate Year End Statement Fee (per year)	_____	\$10.00
Duplicate Escrow Analysis Fee (per copy)	_____	\$10.00
Dormant Account Fee (per year)	_____	\$100.00
Estate Change Fee	_____	\$60.00
Overnight Fee	_____	\$35.00
Pay-by-Phone Fee, automated system (per use)	_____	\$10.00
Pay-by-Phone Fee, operator assisted (per use)	_____	\$20.00
Payoff Statement Fee	_____	\$95.00*
Payoff Statement Update Fee	_____	\$50.00
Research Request Fee (per ½ hour, ½ hour minimum)	_____	\$50.00
Reconveyance & Substitution of Trustee Fee (Nevada Only)	_____	\$75.00
Reconveyance Fee (Deed of Trust)	_____	\$250.00
Recording and Release Fee (Contract)	_____	\$100.00
Record Adjustment Fee	_____	\$60.00
Returned Item Fee (NSF)	_____	\$25.00
Special Disbursement Fee	_____	\$35.00
Verification of Mortgage Fee	_____	\$35.00
Wire Transfer Fee (Incoming)	_____	\$20.00
Wire Transfer Fee (Outgoing)	_____	\$35.00

**Fee subject to change based on regulatory requirements.*

The above listed fees are ancillary to the Account Servicing fees and subject to change without prior written notice. The preceding Ancillary Fees are current as of the signing of this document and may change depending upon the timing such services are requested. Ancillary Fees are quoted at the time of the service request and are charged to the requesting party.

The undersigned have read and agree to the above fees and upon signing this schedule becomes an addendum to the Account Servicing Agreement.

_____	_____	_____	_____
Payee/Seller	Date	Payor/Purchaser	Date
_____	_____	_____	_____
Payee/Seller	Date	Payor/Purchaser	Date

The above fees are minimum. Evergreen reserves the right to impose additional fees in handling unusual circumstances.