



Fee Schedule

ACCOUNT SERVICING FEES

Account Setup Fee (without reserves) _____ \$100.00
 Includes review of note, documents, account terms, and conditions. This one time charge covers the basic activities connected with the initial account set-up

Account Setup Fee (with reserves) _____ \$225.00
 No additional charge for tax contract

**See below for limited term contracts, multiple recipients, and high dollar thresholds*

Account Processing Fee

Monthly _____	\$17.00
Quarterly _____	\$51.00
Semi-Annual _____	\$102.00
Annual _____	\$204.00
File Close Fee _____	\$100.00
Holding Originals _____	\$5.00

Optional Services (Charged Monthly)

Impound Account (up to 3 items) _____	\$14.00
Each Additional Impound Item _____	\$6.50
Additional Disbursements _____	\$2.00
Prior Lien Processing _____	\$12.00
California Franchise Tax Disbursements _____	\$15.00
Pass-Through Reserve Payments _____	\$2.00
Late Notices (after grace period) _____	\$2.00

** Contact us for a fee quote on accounts with the following:*

- *Setups over \$1,000,000.00*
- *Accounts with over 5 Recipients*
- *Accounts with terms equal to or less than 1 year*

**Payments greater than \$8,500 are charged a service fee of 0.2% of the payment amount.*

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/Name 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
Research Request Fee (per half hour, half hour minimum) _____	\$50.00
Reconveyance Fee (Deed of Trust) _____	\$250.00
Reconveyance Fee (Contract) _____	\$100.00
Record Adjustment Fee _____	\$60.00
Reinstatement Fee _____	\$100.00
Returned Item Fee (NSF) _____	\$40.00
Special Disbursement Fee _____	\$35.00
Statement Fee _____	\$95.00*
Statement Update Fee _____	\$50.00
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.