

Spring EQ Fees Breakdown:

- HELOC Administration Fee = \$295
- HELOC Annual Maintenance Fee = (\$99 per year on anniversary)
- HELOAN (Fixed) Administration Fee = \$799

Third Party Fees:	
Credit Report & Flood	\$8
Doc Prep (Docutech)	\$30
MERS Registration Fee	\$11.95
Drive-By Appraisal - if required	\$149
Full Appraisal (POC) - if required	Varies
Recording Fees	Varies
Title Report -Title 365 (Line amount <= \$249.9K)	\$80 **
Title Report -Title 365 (Line amount >= \$250K)	Varies **
Notary & Disbursement fee – Title 365	\$290 **
CDA & PCI (Collateral Desktop Analysis & Property Condition Inspection) - if using a Previous (prior-use) Appraisal	\$115 **

**These fees are not applicable to Piggyback combos, as we are using the first mortgage lender appraisal and title company
Spring EQ pays for appraisal review on all Piggybacks using the first mortgage appraisal with no charge to the borrower.

See our website for estimated appraisal cost by state:

<https://www.wholesale.springeq.com/appraisal-order/>

If YOU ARE NOT USING a previous appraisal (within 12 months on Fixed product, and 4 months on HELOC):

- A Drive-by Appraisal* (Clear Val Exterior Valuation) is required when loan amount is <= to \$250,000. The cost is \$149. **This will be ordered by Spring EQ and charged to the borrower at closing.**
- A full Interior Appraisal (1004/1025/1073) is required when loan amount is > \$250,000. The cost varies. **This will be ordered by our wholesale partner, through Spring EQ's AMC via our website link, and paid up-front by the borrower's credit card.**

(Note: Full Appraisals are recommended, but not required, if the borrower has done significant improvements that may not show on the courthouse records and would not be reflected on a drive-by.)

If YOU ARE USING a previous appraisal (within 12 months on Fixed product, and 4 months on HELOC):

- **Stand-Alone 2nd:** The borrower only pays for CDA & PCI (Collateral Desktop Analysis & Property Condition Inspection) = cost is \$115. **This will be ordered by Spring EQ and charged to the borrower at closing.**
- Title Fees - Title 365 Fees shown above.
 - Loan amounts <= \$249,900 - Spring EQ will order a property Report = cost is \$80.
 - Loan amounts > \$250,000: Full Title is required and will be ordered by Spring EQ. (cost varies by state)

Piggyback Combo (Purchase & Refinance): We will use the appraisal and outside title company from the new first lien loan.

- PIWs are not accepted. If PIW, please reference the "NOT USING a previous appraisal" section above.
- If no PIW and using the new first mortgage appraisal, Spring EQ will obtain the CDA & PCI. **This will be ordered and paid for by Spring EQ with no charge to borrower.**
- **When using an outside title provider, the fees notated ** above will not be applicable** as that title company will have their own fees. **A FULL ALTA TITLE POLICY IS REQUIRED,** many title companies will provide a "Supplemental Title" Policy. It may piggyback on the 1st title policy, but our loan requires its own title insurance and Closing Protection Letter (CPL).

The fees are an estimate and will vary based on specific loan characteristics. Spring EQ will disclose all accurate fees to the customer within 3 days of receiving the loan application and fees are calculated based on the information provided in the registration **REV 10.18.21**