

Processing Fees

*Recommended for placement in the Loan Policy Manual, Procedures section, within the alphabetical order of those topics*

Following are the loan processing fees which are expected at closing. These are separate from other fees such as origination fees, renewal fees, or letter-of-credit fees. Reduction or waiver of a processing fee requires approval by \_\_\_\_\_.

**COMMERCIAL**

Originations and Renewals

Non real estate	\$250
Real estate secured ≤ \$100M	\$250
Real estate secured > \$100M	\$350
Letters of credit – same as above, depending on size and collateral	

Modifications \$150

**CONSUMER**

Indirect Marine Loans:	\$0
Indirect Manufactured Housing Loans: – ¼ of 1% of loan amount)	\$399 – (TN loan customers – no fee, NC customers
Personal Line of Credit	\$25 Annual Fee – (NC customers No charge)
Overdraft Line of Credit	\$5 quarterly maintenance fee – (NC customers No charge)

**RESIDENTIAL MORTGAGE**

Commitment fee for all loans \$875  
covers the following 3<sup>rd</sup> party payments **that may be paid by the borrowers:**

Appraisal: \$400 to \$600

Tax service –based on loan amount:

\$0- \$ 999,999	\$64
\$1,000,000 - \$ 1,099,999	\$74
\$1,100,000- \$ 1,199,999	\$84
\$1,200,000- \$ 1,299,999	\$94
\$1,300,000- \$ 1,399,999	\$104
\$1,400,000- \$ 1,499,999	\$114
\$1,500,000 - \$ 1,599,999	\$124
\$1,600,000 - \$ 1,699,999	\$134
\$1,700,000 - \$ 1,799,999	\$144
\$1,800,000 - \$ 1,899,999	\$154
\$1,900,000 - \$Infinity	\$164

Credit report: \$22 to \$35

Flood cert: \$11new to \$14.50

Additional fees for residential construction loans

Draw Fee	\$650
Final Inspection Fee	\$150
Rush Fee	\$75