

Residential Mortgage and Home Equity Product Servicing Fees – New York Only

Note: This list includes routine fees that may be incurred or charged by Popular Bank for residential mortgage and home equity products serviced by Popular Bank, but is not inclusive of all fees and costs that may be incurred for services rendered on an account. Additional fees could be charged for services not listed below.

Fee Schedule		
FEE	AMOUNT	DESCRIPTION
Document Related Fees		
Loan Payment History Fee	Up to \$50	This fee may be charged for a copy of loan payment history on Home Equity products. \$25 for a 12-month history; \$50 for history over 12 months. You are allowed one free loan payment history within a 12-month period.
Subordination Fees		
Subordination Fee	Up to \$175	There is a \$125 fee for preparation and processing of documents necessary to complete the subordination, excluding subordinations due to a refinance of the first mortgage with Popular Bank. There is an additional \$50 fee charged for a duplicate or revised request.
Payment Related Fees		
Pay by Phone Fee	\$12	We may charge a fee when a borrower requests a payment by phone.
Automated Phone Payment Fee	\$10	This fee is charged for phone payments made using an automated self-service application.
Late Payment Fee	Late fees are calculated according to the terms of the Note or Credit Agreement and applicable state law.	This fee is charged when a scheduled payment is not received by the due date or within the grace period defined in the Note/Credit Agreement. This fee is calculated as a percentage of the payment due, delinquent payment due or a flat fee. Review your loan documents to determine the specific Late Charge requirements that apply to your loan.
Annual Fee	Annual Fees are calculated according to the terms of the Credit Agreement and applicable law.	This fee is charged on the anniversary date of a Home Equity Line of Credit (HELOC), in accordance with the terms of the applicable Credit Agreement. Review your loan documents to determine whether your HELOC includes an annual fee.
Prepayment Penalty	Prepayment Penalties are calculated according to the terms of the Note/Credit Agreement. Not all loans include a prepayment penalty.	This fee is charged when the loan is partially or fully prepaid within a certain timeframe, depending on the terms in the Note/Credit Agreement. Review your loan documents to determine whether there is a prepayment penalty on your loan and how it is calculated.
Stop Payment Fee	\$25	We may charge a fee if a stop payment is placed on an outstanding HELOC check. Review your loan documents to determine whether your HELOC is subject to this fee.
Non-Sufficient Funds (NSF) Fee	Up to \$30	We may charge a fee for any payment that is returned due to insufficient available funds, stopped payment, incorrect endorsement, etc.

Fee Schedule

FEE	AMOUNT	DESCRIPTION
Release/Satisfaction of Mortgage Fees		
Release/Satisfaction of Mortgage	Up to \$150	There is a fee of \$75 to process a release or satisfaction of mortgage for a previously processed lien release or if title was lost. There is no charge for an original request. There will be an additional fee of \$75 in order to expedite the request to within three business days.
Default Related Fees		
Foreclosure Attorney Fee	Typically, up to \$5,000	If the loan becomes delinquent and foreclosure is initiated, these fees and costs may be charged for expenses and court costs incurred to complete the legal requirements associated with a foreclosure action. Review your loan documents for more specific details regarding attorney fees.
HELOC Miscellaneous Fees		
Home Equity Line of Credit - Rate Lock/Unlock Fees	\$50	This fee is charged when a Rate Lock option is used to convert all or a portion of the outstanding balance on a HELOC into a fixed rate term loan. This feature is only available to certain HELOC products so please refer to your specific loan documents to see if this feature is available. There is no charge for the first rate lock. Each subsequent request will be assessed a fee of \$50. This fee is a finance charge that is added to the HELOC account. A \$50 fee will also be assessed for converting a Rate Lock (unlock) back to the variable rate HELOC account.

