

Fees Commonly Charged to Borrowers (not applicable to HELOCs)

Fee Type	Amount	Definition
Appraisal	\$350-\$1,000 depending on property and location	The cost of a licensed Real Estate Appraiser to determine the condition and value of the mortgaged property.
Assumption	Up to \$1,800 (varies by loan type) and as permitted state law	The cost that may be charged for processing and underwriting the application and the preparation of necessary documents to allow a third party to assume the loan obligation (authorization depends on investor and legal requirements, as well as new borrower qualification)
Attorney Fees and Cost	Varies by State	If foreclosure is required, the fees and costs associated with services rendered by UWM's legal counsel handling the foreclosure action.
Broker's Price Opinion (BPO)	Typically, \$135-500	Fee charged to determine the estimated value of a property as determined by a real estate broker or other qualified individual.
Credit Report	\$9.90-\$25.00	Fee associated with obtaining and reviewing a credit report from a credit reporting agency.
Document Recording Fee	Varies by county	Fee charged by the county recorder's office to make a document a matter of public record.
Late Fee	A percentage of the monthly installment amount, depending on the type of loan and the provisions of the loan documents	Fee for failure to pay an installment payment on time due to the payment being received after the applicable grace period as specified in the mortgage loan documents.
Modification Fee	Up to \$3,000 as permitted by state law	Fee associated with an agreement to change the terms of the mortgage, if approved by UMW and/ or the investor. This fee will not be charged if the purpose of the modification is to cure default.
NSF Fee - also called Returned Check Fee	Up to \$25 (may vary by loan type) as permitted by state law	Fee for handling a payment that was returned from the payor bank for any reason (such as insufficient funds in the account, stopped payment, improper endorsement, etc.)
Property Inspection Fee	Up to \$35, or as permitted by state law	Fee to inspect the property to determine the condition or occupancy status of the mortgaged property, usually when the loan is in default.
Property Preservation Fee	Varies. Typically from \$10-\$25,000 Bond (varies by loan type, city/state, property lot size, grass height, etc.)	The cost incurred by UWM for vacant property registration with the municipality where the property is located; and/or costs associated with adequately maintaining the vacant property.
Recast	\$250	Fee to re-amortize the loan after a large principal payment (curtailment) is made on the loan account.
Subordination Fee	\$200, plus applicable legal fees	If the lien position of the mortgage is to be subordinated (lowered in priority) in relation to another

		lien, this fee may be charged for preparation & processing of the necessary documents to be filed.
Title Reports	Up to \$600 for a full report	Cost to obtain or update a report relating to the state of the title of the mortgaged property and any items that may affect that title (such as other mortgages, liens, judgments, restrictions, easements, etc.)

FEES ARE SUBJECT TO CHANGE. Although UWM attempts to disclose the typically charged fees and costs, this list may not include every fee charged for services rendered, or costs incurred. Additional fees could be charged for services not currently listed. If you have questions about this Fee Schedule, please contact Customer Service. Different states may determine permissible fee amounts. State sales tax may apply to the fees listed above.



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