

HECM Fee Overview

HUD Line Item	Fee Description	Amount / Calculation	Corresponding GFE "Box"	Payee	Comments
801	Origination Fee	The greater of \$2,500 or 2% of the MCA of \$200,000, plus one percent of any portion of the MCA that is > \$200,000. The total amount of the loan origination fee may not exceed \$6,000	1	MoOM	Origination fees may vary provided they do not exceed the maximum for the loan. Origination fees are restricted through the LOS software to ensure they are not overcharged.
802 206	Lender Credit	Varies - CANNOT include the Counseling Fee	2	n/a	While also a line item for Lender Paid Broker Compensation (LPBC) fka Yield Spread Premium (YSP), this is reserved for brokered or wholesale transactions. Lender Credits will not appear on the GFE - but in the 200 section of the HUD1 / Settlement Statement
804	Appraisal Fee	\$595 (Default) - typical range \$500 - \$1275	3	AMC (e.g. Class Valuation, Mercury, MIS, etc)	Higher fees are typically encountered in rural areas or on unique property types and are approved prior to the AMC processing the order.
805	Credit Report	\$104.85 (Default)	3	Credit Reporting Agency (e.g. CoreLogic)	Varies based on marital status and the need (if any) for credit supplements.
807	Flood Certification	\$8.50 (Default)	3	Credit Reporting Agency (e.g. CoreLogic)	All flood certs are ordered as "Life of Loan"
808	Document Preparation	\$196 (Standard) \$296 (TX)	1	MoOM fbo LOS	Default depends on the state - generally \$196 is the default \$296 (TX) for loans that require an attorney to review and finalize the doc set. Please note doc prep has been set for QR for 2025 but is still pending for ReverseVision.
809	MERs Registration Fee	\$24.95	1	MoOM fbo MERs	Fee for registering a loan with a Mortgage Identification Number (MIN) for MERs which provides an online registry tracking mortgage loan servicing rights and ownership interest. This is assigned in the Closing process and prints on each security instrument.
810	Verification Fee	Varies and is set by the specific provider of the service - this may include Condo Approval Fees when the LO/Mutual is coordinating as well as VOD, VOE, VOI Fee(s) assessed in the routine processing of a file.	3	MoOM fbo "Service Provider"	Fee is required based on specific property type (PUD, Condo, Multi-family) or income / asset type and accounts (VOD, VOE, VOI) for the third-party costs incurred during origination. ONLY COSTS SUPPORTED BY AN INVOICE MAY BE INCLUDED.
811	Repair Administration Fee	Cannot exceed the greater of 1.5% of the amount of the repair set-aside - a set-aside to cover repairs after loan closing and/or endorsement or \$50.	1	MoOM	This is based on the gross amount (including the 150% adjustment) but does not include any reinspection fees (currently configured to populate at \$200).
812	Tax Payment History	Varies based on the location and quantity required (Subject and REO) Tax Verification \$30 - \$80	3	MoOM fbo "InDepth"	Fee is incurred when verifying information for FA Qualification.
813	IBTS Verification Fee	Varies and is set by the specific provider of the service. IBTS \$50 - \$150	3	MoOM fbo "IBTS"	Fee is required based on specific property requirements, such as HUD Tag Verification for manufactured properties - IBTS is the HUD approved vendor for this service.
814	Appraisal Fee (Second Appraisal)	\$595 (Default) - typical range \$500 - \$1275	3	AMC (e.g. Class Valuation, Mercury, MIS, etc)	Tied to HUD's Collateral Assessment for the HECM product, it can be charged to the borrower if the loan closes, but cannot be assessed outside of that.
816	Attorney Review Fee (Trusts, Subordinations, Solar, etc)	Varies (Custom Fee Selections for additional fees tied to Property & Trust Review)	3	Attorney	Fee is required when a loan feature requires an attorney review on behalf of Mutual - this may include: Trust, Solar, etc. Attorney is selected by Mutual and varies from \$250-375
817	CIR / CDAIR Fee (aka Compliance Inspector Report, Completion Inspection Report, Final Inspection)	Varies (Custom Fee Selections for additional fees tied to AMC, Attorney/Trust Review)	3	Varies - Typically AMC	This fee is frequently identified as the CIR (Compliance Inspection Report) and varies from \$175-250
902	Mortgage Insurance Premium	2.00%*	3	HUD	If HECM to HECM Refinance, a credit for the IMIP paid in previous transaction is automatically calculated based on inputs.
903	Homeowner's Insurance	Varies	11	Insurance Company	Amount collected varies on whether policy is new or is being partially paid at Closing. HOI must always be a fee / closing cost and may not be included in the Payoff section of the LOS. HOI is required to be included in any Purchase transaction or any Refinance where the subject is free & clear (estimates are acceptable).
904	Flood Insurance	Varies	11	Insurance Company	Amount collected varies on whether new or renewal and must be paid in full at closing
1102	Settlement or Closing Fee	Varies by state and title/escrow company	4	Escrow Company	
1103	Owner's Title Insurance	Based on Purchase Price or MCA if elected in refinance transaction	5	Title Company	Required for HECM Purchase, elective on refinances (very infrequent)
1104	Lender's Title Insurance	Based on MCA (for Insured Amount)	4	Title Company	Required on all files - no exceptions
1109 - 1125	Varies (Custom Fee Selections for Title/Escrow Services)	Varies	4	Escrow / Title Company / Notary / Third-Party Vendor for Title	Miscellaneous title fees, commonly Signing/Notary (\$150 - \$275), Reconveyance (\$75), Endorsements (\$25 - \$100 - when not included with Lender's Title Insurance), Doc/Deed Prep (\$50-\$100), Abstract (\$75-\$250), Wire (\$15-\$50), eDoc/eStorage/eFiling (\$50 - \$100) etc
1202	Recording Charges Deed / Mortgage / Release	Varies	7	Registrars Office	As adjustable HECM transactions have 2 DOTs/ Mortgages, recording fees tend to be higher
1204	City/County Tax/Stamps Deed	Varies based on state	8	City/County	Varies based on state and transaction type
1205	State Tax/Stamps Deed	Varies based on state	8	State	Varies based on state and transaction type
1206-1209	Transfer Tax / Recording Tax / Additional State/County/City Tax Stamps	Varies based on state	8	City/County/State	Placeholder for 0% tolerance tax stamps or transfer fees not accounted for in lines 1204 and 1205. Most common - FL: Intangible Tax

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1210-1216	Miscellaneous Recording Fees	Varies based on state	7	City/County/State	Placeholder for 10% tolerance recording fees not accounted for in line 1202. Most common - CA: Home & Building Recovery Act
1302	Pest Inspection	\$75 - \$150	6	Vendor	Most commonly seen in HECM for Purchase, utilized in Traditional and Refinance transactions if noted by the appraiser
1303	HECM Counseling Fee	Varies by Agency - where not waived, fee ranges \$99 - \$215 (although most common is \$125-150) Mutual may NOT Select	6	Counseling Company	Required unless waived and evidence must exist in the file; will occasionally will see bills in excess of the standard fees where multiple people independently counseled on the same transaction
1304	Wire Fee	Varies	6	Third-Party / Vendor	Additional wire fees incurred by the borrower via a third-party of their choice.
1306	Engineer's Certification	Engineer's Certificaton aka Foundation Certification Varies by Borrower Selected Contractor Typical (Nationwide) Hayman Engineering \$250 - \$1750	6	Inspector or MoOM fbo	Required on all manufactured properties, fee varies based on geographic region
1307	Survey Fee	Varies by Borrower Selected Contractor	6	Surveyor/Company or MoOM fbo	Condition of either title or Mutual (rarely) tied to legal description and/or the amendment of a legal description (joining/splitting of parcels)
1308	Inspection Fee	Varies by Borrower Selected Contractor	6	Inspector or MoOM fbo	Tied to required inspectionsto ensure the subject property meets minimum HUD requirements (MPS/MPR)
1309	Repairs	Varies by Borrower Selected Contractor	6	Inspector or MoOM fbo	Tied to the work to update the subject property to meet minimum HUD requirements (MPS/MPR)
13**	H4P Additional Settlement Charges	Determined by Purchase Contract <i>and</i> Title Company	6	Vendor	Reserved for miscellaneous settlement charges specific to the property / transaction but not the financing.