



Residential Mortgage Loan Servicing Fee Schedule

Name of Fee	Amount Charged	Description
Appraisal	Varies	The cost if we require a licensed Real Estate Appraiser to determine the current condition and value of the mortgage property.
Late Fee	2% of the payment amount 15 days after the payment due date	Fee is assessed when a loan payment is received after the expiration of any applicable grace period.
Dishonored/Returned Payment Fee	\$25.00	Fee assessed to any check/ACH received for payment that is returned unpaid for any reason (such as insufficient funds in the account, uncollected funds, stopped payment, etc.)
Discharge /Satisfaction of Mortgage (Recording Fee)	Varies	Fee is charged by the county to release a lien on property at the time of loan payoff. Fee varies by county
Modification Fee	Up to \$2,500.00 plus applicable legal fees	Fee is assessed if you request a change to any of your loan terms and if the request is approved, you will be charged a fee to complete the process
Verification of Mortgage	\$35.00	Fee is charged for any request received from lender other than Hanover Bank for verification of mortgage
Payoff Statement	\$100.00	This fee is charged on the 6 th request on a 12-month period

This chart contains a list of common mortgage servicing fees but may not include all fees that may be charged for actual services requested or required. For example, if your loan becomes delinquent or is subject to litigation fees may include, but may not be limited to, court costs and attorney's fees. These costs will vary by individual circumstance. Attorney fees charged in connection with a foreclosure action shall be for work performed. Those fees will be reasonable and customary for work that is performed.

Fees, and a breakdown of the tasks performed, will be disclosed to the borrower prior to entering into an agreement governing a loss mitigation option, reinstatement, or loan satisfaction.

A copy of this schedule is available by writing us at:

Hanover Community Bank
Loan Servicing Department
80 East Jericho Turnpike
Mineola, NY 11501