



Pacific Trust Deed Servicing Co., Inc.

LOCALLY OWNED SINCE 2004

Phone: 541-955-6672 ~ Fax: 541-955-6673

Website: www.pacifictrustdeed.com ~ Email: mail@pacifictrustdeed.com

SCHEDULE OF FEES AND CHARGES

Effective: January 1, 2021

Account Set-up Fees

Collection Escrow Only up to \$250,000	\$200.00
Collection Escrow Only up to \$500,000	\$250.00
Collection Escrow Only over \$500,000	* price varies
All Inclusive/wrap	* price varies
Reserves/Impounds for Taxes and Insurance	\$ 50.00
Prepare Standard Collection Escrow Instructions	\$ 50.00
Prepare Additional Collection Escrow Documents	\$ 15.00
<i>*please contact us to review</i>	

Servicing Fees

Monthly Collection Fee	\$ 12.00
Additional Disbursement Fee (second check or ACH)	\$ 3.00
Annual Collection Fee	\$ 80.00
Semi-Annual Collection Fee	\$ 40.00
Quarterly Collection Fee	\$ 20.00
Monthly Collection Fee for any payment greater than \$5,000	\$ 25.00
Principal Reduction/Balloon Payments	\$ 25.00
Payment Adjustments	\$ 25.00
Tax/Insurance Reserve Monthly Fee	\$ 2.00
Annual Reserves/Impound Disbursement fee up to two accounts	\$ 15.00
Additional Reserve/Impound Maintenance Fee	\$ 3.00 per account
Assessment and Collection of Late Fees	\$ 2.00 per payment

Additional Services Applicable

Demand Statement/Close Out	\$125.00
Incoming Wire Fee	\$ 25.00
Reconveyance Fee	\$200.00
Reinstatement Fee	\$150.00
Update Demand Statement (After 2 nd Quote)	\$ 15.00
Check Replacement/Stop Payment	\$ 35.00
Return Item/Check Fee (NSF)	\$ 40.00
Research Fee (if required)	\$ 50.00 per hour
Lot Releases	\$ 25.00
Modification Fee	\$ 75.00
Assumption/Assignment	\$150.00
Holding payments - Estate Settlement/Probate/Assumption/Assignment	\$ 25.00 monthly
Verification of Mortgage (After 3 rd Update)	\$ 25.00
Year End Statement Replacement	\$ 10.00

All fees subject to change without notice

Approved By: _____

Approved By: _____

Approved By: _____

Approved By: _____