



Pacific Trust Deed Servicing Co., Inc.

Phone: (541) 955-6672 * Fax: (541) 955-6673

P.O. Box 697 * Grants Pass, OR 97528 * 225 N.E. "C" Street, Grants Pass, OR 97526

Email: mail@PacificTrustDeed.com

SCHEDULE OF FEES AND CHARGES

Effective: August 1, 2016

Account Set-up Fees

Collection Escrow Only up to \$250,000	\$150.00
Collection Escrow Only over \$250,000	\$250.00
All Inclusive/wrap	\$200.00/\$300.00
Reserves/Impounds for Taxes and Insurance	\$ 50.00
Prepare Standard Collection Escrow Instructions	\$ 50.00
Prepare Additional Collection Escrow Documents	\$ 15.00

Servicing Fees

Monthly Disbursement Fee	\$ 10.00
Additional Disbursement Fee (second check or ACH)	\$ 3.00
Annual Disbursement Fee	\$ 80.00
Semi-Annual Disbursement Fee	\$ 40.00
Quarterly Disbursement Fee	\$ 20.00
Principal Reduction/Additional Balloon Payments	\$ 25.00
Payment Adjustments/Amendments	\$ 25.00
per adjustment with written notification from all parties	
Tax Reserve/Insurance Maintenance Fee	\$ 2.00
Annual Reserves/Impound Disbursement Fee up to two accounts	\$ 15.00
Additional Reserve/Impound Maintenance Fee	\$ 3.00 per account
Monitoring Monthly Late Fees	\$ 2.00
Additional Tax Reporting	\$ 1.00 monthly

Additional Services Available

Demand Statement/Close Out	\$ 75.00
Incoming Wire Fee	\$ 25.00
Reconveyance Fee	\$150.00
Reinstatement Fee	\$100.00
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	\$100.00
Holding Payments – Estate Settlement/Probate/Assumption/Assignment	\$ 25.00 monthly
Verification of Mortgage (After 3 rd Update)	\$ 25.00
Year End Statement Replacement or Prior Year History	\$ 10.00

All fees subject to change without notice

Approved By: _____

Approved By: _____

Approved By: _____

Approved By: _____