

# New Jersey Conventional Co-op Fee Sheet



Conventional	Fee Amount	LE Section
Commitment Fee	\$875.00	Section A
Discount Points (Charge)	Must be bona fide and buy down the rate – may not be charged on a “no cost” loan.	Section A

Third Party Fees	Fee Amount	LE Section
Appraisal	Refer to Appraisal Fee Sheet	Section B
Flood Cert.	\$10.00	Section B
PPCE Fees:		
Attorney/Settlement Fee	\$1000.00 (Refinances)	Section B
Attorney/Settlement Fee	\$1100.00 (Purchases)	Section B
Courier Fee	\$75.00	Section B
Form UCC-1 Filing Fees	\$250.00 (\$125.00 x 2 for county & state filing)	Section E
Form UCC-3 Filing Fees	\$250.00 (\$125.00 x 2 for county & state)	Section E
Title Search Fee (pending BNA fee)	\$650.00 (If ordered by AGMB-law firm)	Section C

**Note:** All Lender and Third Party Fees must be included on initial LE. Total points and Fees cannot exceed 5%. Transfer Taxes must be included on the initial LE in Section E (if applicable). This is a zero tolerance fee. Please contact the Title Company to obtain the exact amount of the Transfer Taxes.

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New Jersey prohibits the following fees Copying, Document preparation, Document review, File updates, Funding, Lender reviews, Processing, Underwriting, any other fees associated with a lender's overhead costs (unless charged by an attorney).