***ALLOWABLE BORROWER CHARGES – Borrower Can Pay***

**CLOSING COST ITEMS**

* Appraisal Fee
* Credit Report Fee
* Origination Fee (cannot exceed 1% of the total loan amount)
* Discount Points (only if bonafide points to buy down rate)
* VA Funding Fee
* Flood Certification Fee
* Compliance Inspection Fee (can only pay for the first fee if more than one are required)
* Home Inspection
* MERS Fee
* Recording Fee
* Title Endorsement Fee
* Title Binder / Title Insurance Fee
* Survey (not allowed on Condos)
* Refinance Only:
	+ Postage Fee for payoff to current lender ONLY
	+ Property Assessment
	+ Re-conveyance Fee / Release

**PREPAID ITEMS**

 Hazard Insurance Premium

 Hazard Insurance Impounds

 Tax Impounds

 Tax Prorated

 Flood Insurance Premium

 Flood Impounds

 Pre-Paid Interest

***NON­ALLOWABLE BORROWER CHARGES – Borrower Cannot Pay***

**CLOSING COST ITEMS**

* Admin Fee
* Amortization Schedule
* Application Fee
* Assignment Recording Fee
* Attorney Fee
* Broker Fee
* Closing Fee
* Courier Fee
* Commitment Fee
* Compliance Inspection Fee for the 2nd or multiple inspection fees
* Depository Fee for Completion of VOD
* Document Preparation Fee
* E-Doc Fee
* Early Issue Fee
* Escrow Fee
* Government Lien Search Fee
* Homeowner’s Association Transfer Fee
* Interest prior to Recording Date
* Interest Rate Lock Fee
* Late Fees on Refinance payoff can be paid BUT CANOT BE FINANCED into the loan amount
* Lender Appraisal Fee for Field Review / 2nd Appraisal
* Notary Fee
* Owner’s Title Policy on Purchase Transactions
* Photocopy Fee
* Photographs
* Post-Closing Fee
* Processing Fee
* Property Assessment Fee on Purchase Transactions
* Re-conveyance Fee on Purchase Transactions
* Settlement Fee
* Tax Service Fee
* Termite Inspection Fee
* Trustee Fee
* Underwriting Fee
* Warehouse Fee
* Wire Transfer Fee