

CO-OP LOAN FEE DISCLOSURE

You are applying for a loan to purchase/refinance shares in your co-op apartment. Below is a list of the services necessary to complete your application, as well as an explanation of what each service is and its affiliated cost. Please note that these are estimates.

- Building Review: \$350.00 (non-refundable) *fee needed upfront to start process.*** This fee covers legal review of the building documents.
- Loan Processing: .65% (\$500.00 minimum) of loan amount (\$1,500.00 maximum) (non-refundable) *fee needed upfront to start process.*** This fee covers the cost of compiling and evaluating your application for a co-op loan.
- Rate Lock Fee: .25%** of loan amount refundable at loan closing.
- Basic Credit Report \$21.20** per person (non-refundable unless credit report has not been ordered) A credit report will be obtained for each applicant and guarantor (if any), providing us with a history of charge accounts, loans mortgages, etc.
- Property Appraisal: \$375.00** per apartment (non-refundable unless appraisal has not been ordered) This is an evaluation of the apartment to determine its current market value. This evaluation helps the credit union know how much to lend you. We currently lend up to 80% of the market value of the unit.
- UCC Lien Search: \$350.00** (non-refundable unless lien search has not been ordered) Generally done only when a commitment is issued, this is a search into the records of the office of the city Register and the New York Department of State, to determine if there are any outstanding mortgages, liens, judgments or violations of record on the buyer, seller and cooperative and the building.
- Flood Certification: \$15.00** to cover the cost of obtaining a flood certification to determine if the cooperative is in a Social Flood Hazard Area.
- Lender's Attorney: \$975.00** to cover legal fees charged by the credit union's attorney at the time of closing.
- UCC Recording: \$75.00** to cover the recording of the credit union's security interest in shares to your co-op apartment.
- Courier Fee: \$50.00** to cover messenger fees between lender and lender's attorney.
- Short term interest Due:** Is the interest that you pay the lender in advance, often when you close on a loan. If you close a loan before the end of the month, the lender will require you to pay interest for the number of days until the end of the month.