



## Residential Mortgage & Home Equity Loan Servicing Fee Schedule

Below is a listing of standard fees associated with a residential mortgage or home equity loan that is serviced by BNB Bank. Fees will only be charged for services that have actually been rendered in accordance with executed loan instruments and/or applicable law. For a physical copy of the fee schedule, send your written request to BNB Bank, 15 Frowein Road, Ste. A-3, Center Moriches, NY 11934.

Name of Fee	Amount Charged	Description
Appraisal	Varies	The cost if we require a licensed Real Estate Appraiser to determine the current condition and value of the mortgaged property.
Late Fee	2% of the payment amount 15 days after the payment due date.	Fee is assessed when a loan payment is received after the expiration of any applicable grace period.
Stop Payment Fee	\$25.00	Fee is assessed when a stop payment is placed on a home equity account check.
Returned Check Fee	\$20.00	Fee is assessed to any check received for payment that is returned unpaid for any reason (such as insufficient funds in the account, uncollected funds, stopped payment, etc.)
Discharge/Satisfaction of Mortgage	Varies	Fee is charged by the county to release a lien on a property at the time of loan payoff. Fee varies by county.
Modification Fee	Up to \$750.00, plus applicable legal fees	Fee is assessed if you request a change to any of your loan terms and the request is approved, you will be charged a fee to complete this process.
Subordination Fee	Up to \$500.00, plus applicable legal fees	If the lien position is to be subordinated (lowered in priority) in relation to another lien, this fee may be charged for the preparation & processing of the necessary documents.

This chart contains a list of common mortgage servicing fees. Additional fees may be incurred if, for example, your loan becomes delinquent or is subject to litigation (for example, a foreclosure proceeding). Such fees may include, but are not limited to, court costs and attorney's fees. These fees may vary depending on the nature and complexity of the work performed and therefore are not disclosed on this fee schedule. Attorney fees charged in connection with a foreclosure action shall be for work actually performed and not exceed reasonable and customary fees for such work.