



VA ALLOWABLE / UNALLOWABLE FEES

The following VA Fee Table provides information on many of the Allowable, Unallowable and Prohibited Fees, as determined by the VA:

Allowable Fees in Addition to a 1% Origination Fee (must always be reasonable and customary)	Allowable Fees (Restrictions or Exemptions to Allowable Fees)	Unallowable Fees (The total of these fees cannot exceed 1% of loan amount, including the Origination Fee OR Lender, Seller, Broker, or other third party pays fees)	Prohibited Fees (Fees Veteran may NEVER be charged; these must always be Seller, Broker, or Lender paid)
Appraisal	Veteran may only pay for 2nd appraisal, if the Veteran is requesting reconsideration of value. Conventional Appraisal ordered by lender for IRRRL	Amortization Schedules, Pass Books, and Membership/Entrance Fees	Attorney Fee charged as a benefit to the lender
Credit Report		Application Fee	HUD/FHA Inspection Fee for Builders
Discount Points	Bona fide rate reduction cost	Assignment Fee/Transfer Fee	Mortgage Broker Fee
Evaluation Fee	Max \$50 with AUS findings, in lieu of credit	Attorney Services (other than title work)	Prepayment Penalties
Flood Zone Determination		Commitment Fees or Marketing Fees of any Secondary Purchaser, and Assignment Recording Fees for Secondary Purchaser	Realtor Commission
Hazard Insurance		Conveyance Fees	
Mailing Fees	Termite/Pest Inspection Fee (allowed for a cash out refinance only)	Copying Fees	
MERS Registration	For refinances only , and if the saved per-diem interest is > the cost of delivery	Document Preparation Fees	
Prepaid Items		Escrow Fee/Settlement Fee/Closing Fee	
Property Compliance Inspections		Fax Fee	
Recording Fees		HUD/FHA Inspection Fees for Builders	
Recording Taxes		Interest Rate Lock-In Fees	
Survey		Lender's Inspection Fees	
		Notary Fees	
		Overhead Fees	
		Overnight/Courier Fee (must be actual charges and be reasonable)	
		Pest Inspection Fees	
		Photographs	
		Postage or Other Mailing Charges	
Tax Assessment		Prepayment Penalty to Discharge any Existing Liens on the Sellers property	
Taxes		Processing Fees	
Title Endorsement		Real Estate/Broker Fees or Commissions	
Title Examination		Stationary Fees	
Title Insurance		Tax Service Fees	
VA Funding Fee	Unless Veteran is exempt	Telephone Fees	
		Trustee Fees/Charges	
		Truth-in-Lending or Closing Disclosure Document Preparation Fees, as applicable	
		Underwriting Fee	
		Well and Septic Certifications	

Note: a) If the broker collects the 1% Origination Fee, the broker may not collect any additional compensation from the borrower or lender. In these instances, the broker is also responsible for the payment of any of Flanagan State Bank Lending Fees. b) If the broker does not collect the 1% origination fee, the broker may receive lender-paid compensation from FSB. FSB Lender Fees may then be passed on to the borrower, but they may not exceed 1% of the loan amount. If the fees exceed 1% of the loan amount, the broker is responsible for the payment of any remaining amount to FSB. c) The broker may pay the Unallowable Fees ONLY on borrower-paid transactions.