

FMI 2026 FEE SCHEDULE

First Mortgage, Inc.

Fee Schedule valid as of February 1, 2026

MISCELLANEOUS FEES

One-time setup (non-refundable)-----	\$150.00
Standard Paid in Full Close Fee-----	\$50.00
Termination Fee-----	\$175.00
<i>-----Other than paid in full – additional fees may apply</i>	

To Release Property and/or To Release Recorded Lien Documents

Reinstatement Fee-----	\$175.00
Modification-----	\$175.00
Assumption/Assignment-----	\$175.00

SPECIALTY CLAUSES - Fees due in addition to Service Charge- Per Transaction fees

Adjustable-Rate Changes -----	\$50.00
Prepayment Penalty -----	\$100.00
Additional Late Charge -----	\$25.00
Payments outside escrow -----	\$35.00

No Payments, One-Time Payments, and Holding Documents

All balances -----	\$100.00 yr
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STANDARD FEES

Principal and Interest Collection ONLY

Up to balance	Fee Amount
\$50,000.00-----	\$216 yr/\$18mo
\$100,000.00-----	\$288yr/\$24mo
\$1,000,000.00-----	\$312yr/\$26mo
Over \$1,000,000.00-----	\$480yr/\$40mo

Wrap Note Collections without Escrow*

Up to balance	Fee Amount
\$100,000.00-----	\$288 yr/\$24mo
Over \$100,000.00-----	\$312 yr/\$26mo

Wrap Note Collections with Escrow*

Principal, Interest, *Taxes and Insurance

Up to balance	Fee Amount
\$100,000.00-----	\$360yr/\$30mo
\$1,000,000.00-----	\$480yr/\$40mo
Over \$1,000,000.00-----	\$600yr/\$50mo

*RETAINED RESERVE COLLECTION

Principal, Interest, *Taxes & Insurance

If only collecting 1 billing, i.e. raw land

Up to balance	Fee Amount
All balances-----	\$288yr/\$24mo

*Retained Reserve Collection (FMI pays)

Up to balance	Fee Amount
\$100,000.00-----	\$312yr/\$26mo
\$1,000,000.00-----	\$480yr/\$40mo
Over \$1,000,000.00-----	\$600yr/\$50mo

Pass Thru Reserve Collection (Seller pays)

Up to balance	Fee Amount
\$100,000.00-----	\$288yr/\$24mo
Over \$100,000.00-----	\$312yr/\$26mo

*Retained and Pass Thru Collection

Up to balance	Fee Amount
All Accounts-----	\$600yr/\$50mo

OTHER MISCELLANEOUS FEES

These fees are due in addition to the Service fee. They are per transaction fees unless otherwise noted.

Per Day Late Charge-----	\$50.00
Formal Audit report-----	\$50.00
Formal Audit w/printed histories-----	\$75.00
Dormant Account (per year)-----	\$75.00
Research Fee (per hour)-----	\$35.00
Partial Release-----	\$75.00

----->Please Contact FMI for more information

Replacement Coupon Book-----	\$5.00
NSF Return Check (payer)-----	\$25.00
NSF Reversal (payer)-----	\$50.00
Card Processing Fee (based on amount due)-----	2.55%
Partial Payment Processing-----	\$5.00

----->If paying multiple times in 1 month

Extra Disbursements (payee)-----	\$2.50
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----->Per mailed disbursement

Extra Disbursements (payee)-----	\$1.50
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----->Per EFT disbursement

OTHER MISC FEES CONTINUED

Check reissue-----	\$10.00
Stop Payment Request-----	\$25.00
Prior Year/1099/1098-----	\$7.00
Amortization Schedule-----	\$40.00
Copies (per page, single sided)-----	\$1.50

PLEASE NOTE...

- If your account collects reserves you only need to pay the reserve fee, not standard plus reserve fees. *Escrow=Taxes & Insurance
- Service fees can be paid monthly or annually. Fees are due in addition to the payments.
- All accounts are established with late payment monitoring. After the 5th of each month, late notices will be mailed to all parties if an account is 30-120 days past it's due date.
- For any Wrap or Prior existing Mortgage or loan First Mortgage, Inc. must be supplied with the necessary authorization documents needed to obtain statements, Payoff Statements or Payment Change notifications.
- All billings due for Retained Reserve collections must be supplied to FMI. Please update any insurance policies to include FMI as an interested party. FMI is not responsible for any late fees, penalties or cancellations due to non-delivery of billing statements.
- Partial Releases/Reconveyances can be executed by FMI only if documents provide specific information/language for release.
- Payments received on weekends/holidays will be posted to your account the next business day. Please contact our office if you are unsure if the payment will be received after the grace period for any and all amounts due.