

RESIDENCE TRANSACTION EXPENSES - HOME PURCHASE

Closing Disclosure (CD) Version-CFPB

Fee Name/Location on Closing Disclosure (CD)	Description	Allowable under FTR?
A. Origination Charges		
<p>NOTE: While this reference document identifies many origination-type fees that that may be incurred on a home purchase transaction, there may be fees charged by creditors that do not appear on this list. The FTR does not allow for any fee, cost charge, or expense determined to be part of the finance charge under the Truth in Lending Act, Title I, Pub. L. 90-321, as amended, and Regulation Z issued by the Board of Governors of the Federal Reserve System (12 CFR part 226), unless specifically authorized in the FTR. Because all fees listed in the Origination Charges-Section A on the CD will be included in the finance charge calculation, unless (or until) there is a ruling for a fee that is not specifically authorized in the FTR, it's generally considered unallowable.</p>		
Points	A one-time charge by the lender or broker to reduce the interest rate. Formerly called "discount" point(s). This line item should appear on every CD, regardless of whether points were charged on the loan.	NO - 41 CFR 302.11.202(d) NOTE: This line item should appear on every CD (whether points are charged or not) in Section A, Line 01: and will appear as: ___% of Loan Amount (Points). Not to be confused with "Origination POINT" that may have appeared on the HUD.
Application Fee	A fee some lenders charge to accept an application. It may or may not be refundable if the lender declines the loan.	Generally, YES, if charged for FHA and VA OR if charged in lieu of - or in addition to - an Origination Fee, up to an aggregate not to exceed 1%. Board has deemed this to be "similar in nature" to an origination fee. (41 CFR 302-11.200(f)(1)(2); CBCA 2945-RELO
Commitment Fee	A fee imposed by a lender as consideration for binding the lender to make a loan in accordance with the terms and conditions of its commitment and payable on or after acceptance of the commitment. A commitment fee is exclusive of third-party fees and does not have to include a lock-in fee. Commitment fees must be reasonably related to their purpose and may be based upon a percentage of the principal amount of the loan or the amount financed.	Typically, NO. The Board has held a "loan commitment fee" to be a finance charge, since such a fee serves to bind the lender to provide a mortgage. As such, it is considered "incident to the extension of credit." CBCA 2945-RELO, CBCA 3867-RELO
Document Preparation (lender or mortgage broker)	A fee to reimburse the lender or mortgage broker for preparation of mortgage documents.	Generally, YES, if charged in lieu of - or in addition to - an Origination Fee, up to an aggregate not to exceed 1%. Board has deemed this to be "similar in nature" to an origination fee. CBCA 3164-RELO
Loan Discount Fee	Previously called "discount" points. (See Points)	NO (See Points)

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Loan Origination Fee	Fee to cover the lender's administrative costs of originating a loan.	<p>YES, not to exceed 1% of the loan amount without itemization of the lender's administrative charges. Cannot be reimbursed if called an Origination POINT. (See Points)</p> <p>The Board has held that certain lender administrative charges deemed "similar in nature" to a loan origination fee are reimbursable when charged in lieu of - or in addition to - an origination fee up to an overall cap of 1%. (41 CFR 302-11.200(f)(2) GSBCA 15384-RELO (See 41 CFR 302-11.201 for exception)</p>
MERS Registration Fee	Mortgage Electronic Registration System (MERS) is a privately held company that operates an electronic registry designed to track servicing rights and ownership of mortgage loans in the United States.	Generally, YES, if charged in lieu of - or in addition to - an Origination Fee, up to an aggregate not to exceed 1%. Board has deemed this to be "similar in nature" to an origination fee. (CBCA 3164-RELO)
Processing Fee	Fee to cover the cost of processing a loan.	Generally, YES, if charged in lieu of - or in addition to - an Origination Fee, up to an aggregate not to exceed 1%. Board has deemed this to be "similar in nature" to an origination fee. (41 CFR 302-11.200(f)(2), CBCA 3164-RELO)
Program Specific Lender Fees	General category to cover lender fees only seen on specific loan programs.	Generally NO, unless fees charged are deemed similar in nature to an Origination Fee and do not exceed 1%. (41 CFR 302-11.202(g))
Underwriting Fee	Fee to cover the cost lender's cost of underwriting the loan.	NO - "underwriting fees" have expressly been held by the Board to be non-reimbursable as "incident to and as a prerequisite to the extension of credit." CBCA 3164-RELO (41 CFR 302-11.202(g))
Verification of Employment (VOE), Verification of Income (VOI), Verification of Rent (VOR) Fees	Some lenders charge to obtain verification of information needed for the loan, such as employment, income, rent.	Generally, NO - The Board has ruled these types of fees to be non-reimbursable as "incident to and as a prerequisite to the extension of credit." GSBCA 15453-RELO

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<i>B. Services Borrower Did Not Shop For</i>		
Appraisal	Fee charged to provide a written opinion of property value made by an independent appraiser for the lender or broker.	YES, total appraisal costs not to exceed cost customary for location. (41 CFR 302-11.200(b))
Appraisal Desk Review	Fee charged by an appraiser who is local to the subject property to review a previously completed appraisal to determine if the value is reasonable as of the effective date or provide a different value if they disagree. (This was included in the total appraisal fee charged on the HUD; may be itemized separately on CD.)	YES (See "Appraisal")
Appraisal Field Review	Fee charged by an appraiser who is local to the subject property to review a previously completed appraisal to determine if the value is reasonable as of the effective date or provide a different value if they disagree. (This was included in the total appraisal fee charged on the HUD; may be itemized separately on CD.)	YES (See "Appraisal")
Automated Valuation	Fee charged for a streamlined property valuation program that uses an Automated Valuation (AV) in lieu of a standard appraisal.	YES, if required by lender and charged in lieu of a standard appraisal.
Credit Report	Fee charged to obtain credit data for each borrower from national credit bureaus in a single credit report. Lenders use a credit report, along with information contained in the loan application, to determine whether the borrower is an acceptable credit risk and to determine the allowable credit amount.	YES - 41 CFR 302-11.200(f)(12) However, the cost of multiple credit reports due to expiration are not reimbursable. GSBCA 15719-RELO
Departure Residence Appraisal (when Lender underwriting requirement)	Fee charged when an existing property becomes an investment property. A departure appraisal (full appraisal) is used to document equity position.	YES, if required by lender; 41 CFR 302-11.200(f)(12)
FHA Up Front Mortgage Insurance Premium	A fee imposed by FHA to allow the borrower to obtain the benefit of an FHA Home Loan guaranty. This fee may be required in addition to Mortgage Insurance.	NO; 41 CFR 302-11.202(c)

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Final Appraisal Inspection (aka, "Lender's Final Inspection Fee")	Fee charged for performing an inspection by the appraiser for new construction or to document completed lender-required repair work.	Generally NO - unless required by Federal, State, or local law; or by the lender as a precondition to [the] purchase) 41 CFR 302-11.200(f)(11); CBCA 4366-RELO; NO if solely due to new construction-41 CFR 302.11.200(f)(10)
Flood Zone Determination/ Certification	Fee to identify the location of a structure on a Flood Insurance Rate Map (FIRM) to determine and report the correct flood zone designation.	YES - 41 CFR 302.11.200(f)(12); GSBCA 14844-RELO
Flood Zone Monitoring Fee (aka, "Life of Loan")	Fee for the subsequent monitoring of a property's flood zone status for the life of the loan.	NO - 41 CFR 302.11.202(g). Unlike the Flood Certification, the Flood Monitoring Fee is calculated as part of the finance charge.
Home Owner's Association Info Certification	Fee charged by either the Home Owner's Association or a 3rd party (i.e., title company) to provide a copy of the master flood insurance policy as required by lender.	Generally NO - unless if an incidental charge for a required service customarily paid by buyer; 41 CFR 302.11.200(d); CBCA 557-RELO; CBCA 2023-RELO
Loan Document Preparation-Texas Attorney Fee	State-required fee for loan documents prepared by a Texas attorney for Texas properties.	Generally YES - 41 CFR 302.11.200(f)(12). If lender pass-through charge, reimbursable up to 1% cap for origination-type fees.
Mortgage Insurance Premium	A fee imposed to insure the lender against loss should the borrower default. Examples include Mortgage Insurance Premium (MIP) paid on government-insured loans (FHA or VA loans) and Private Mortgage Insurance (PMI) paid on loans that are not government-insured.	NO - 41 CFR 302-11.202(c)
Property Condition Report	Fee charged to evaluate the property conditions in the event of a disaster prior to closing.	YES, see "Appraisal"
VA Appraisal Mileage (as allowed by VA)	Fee charged to compensate VA appraiser for transportation costs if appraiser must travel beyond a normal business area.	Generally, YES - 41 CFR 302.11.200(f)(12)
VA Funding Fee (when paid via cash option)	A fee imposed by the Veterans Administration to allow the veteran to obtain the benefit of a VA Home Loan guaranty. Can be paid by borrower at closing or added to the loan amount.	NO - 41 CFR 302.11.202(d)(g); CBCA 4366-RELO

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<u>B. Services Borrower Did Not Shop For</u> OR <u>C. Services Borrower Did Shop For</u>		
NOTE: Per CFPB, fees charged by the title company will be preceded with the word "Title" regardless of which section they appear.		
Flood Elevation Certificate	If property is in a flood zone, per FEMA, borrower will be required to obtain this certificate, which is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, or support a request for a Letter of Map Amendment (LOMA).	Generally, YES if an incidental charge for a required service customarily paid by buyer; 41 CFR 302.11(f)(12)
Home Owner Association Processing Fee (paid to Title Co.)	Fee charged by title company to process Home Owner's Association related documents.	Generally, YES - If required service customarily paid by buyer; NO if for operating or maintenance expense; 41 CFR 302.11.200(d); CBCA 557-RELO
Home Owner Association Resale Certificate (paid to Title) - TX	If the property has a mandatory Home Owner's Association, a Resale Certificate must be issued by the Home Owner's Association before the property can be transferred, normally ordered by the title company.	Generally, YES if required service customarily paid by buyer: 41 CFR 302.11(f)(12); CBCA 557-RELO; CBCA 2023-RELO
Survey - Lender Required	Fee charged by a surveyor to provide a drawing of the property which shows boundary lines, buildings, improvements on the land and easements.	Typically YES - Applicable regulations permit the reimbursement of the cost of making surveys and the cost of preparing drawings or plats when required for legal or financing purposes if it does not exceed what is customary for that local. (41 CFR 302-11.200(d); GSBCA 15613-RELO; CBCA 52-RELO)
Tax Service Fee	Fee charged by the lender to monitor property tax amounts for escrowed loans and for delinquencies on non-escrowed loans.	NO - Typically required by lender but deemed to be a prerequisite to the extension of credit. 41 CFR 302-11.202(g); CBCA 2724-RELO
Title- Archive/Storage Fees/Misc. Title Admin fees	Fee(s) charged by title company to retain various records or other administrative charges the title company may charge.	Generally, YES if an incidental charge for a required service customarily paid by buyer: 41 CFR 302.11(f)(12)41 CFR 302-11.200(d)
Title- All Endorsements	A fee imposed for any additional title insurance coverage. Attaching an endorsement to the policy adapts the coverage to meet the needs of the specific transaction.	YES - 41 CFR 302-11.200(d)

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Title- Attorney Fees	Fee charged by an attorney for services provided in conjunction with the closing of the loan.	YES (but <u>not</u> if borrower-elected for personal interest; borrower-elected attorney fees should not be preceded by the word "title" on the CD and will appear in "H-Other" section.)
Title- Closing/Escrow (Settlement)	Fee charged to consummate a real estate transaction. The closing includes the delivery of a deed (except for a refinance), signing of loan documents and disbursement of funds necessary to complete the sale and loan transaction.	YES - 41 CFR 302-11.200(d)
Title- Closing Protection Letter (CPL)	Fee charged to provide protection against any loss of settlement funds resulting from certain fraudulent acts or failure to comply with applicable closing instructions, when agreed to by the title agent.	Generally, YES - 41 CFR 302-11.200(f)(12)
Title- Courier (Overnight Mail)	Fee charged by a third party for delivery of loan documents.	YES - if not for personal convenience and not charged by the creditor. 41 CFR 302-11.200(d); GSBCA 16763-RELO
Title- Doc Processing/ Delivery (third party)	Fee charged by third party for costs incurred for services utilized and the processing and delivery of closing documents.	Generally YES - 41 CFR 302-11.200(d); GSBCA 15077-RELO
Title- Document Prep	Fee charged by an attorney or title company for preparation of title-related documents in conjunction with the closing of the loan. An example would be the preparation of Power of Attorney (POA). This fee is not for preparing loan closing disclosures/settlement statements.	Generally YES - 41 CFR 302-11.200(e); GSBCA 13888-RELO (distinguishes between lender vs title co)
Title- E Document Delivery	Fee charged by third party for costs associated with closing packages received via electronic delivery.	Generally YES - 41 CFR 302-11.200(d)
Title- Escrow Holdback Administration	Fee charged by settlement agent to administer the disbursement of funds held in escrow for incomplete items on new construction or when repairs need to be made post closing.	Generally YES - 41 CFR 302-11.200(d)
Title- Exam/Attorney's Opinion	Fee charged by the attorney to perform an examination of and render an opinion on the title search.	Generally YES - 41 CFR 302-11.200(d)
Title- Fax/Copies/Postage	Fee charged by third party for cost of fax, copies and postage in the closing of the loan.	Generally YES - 41 CFR 302-11.200(d); GSBCA 16685-RELO

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Title- IA Guaranty Lender (required)	Fee charged by Iowa Title Guaranty to guarantee the lender that the title search is clear and provides errors and omissions insurance. Used exclusively in Iowa and charged instead of "Title - Lenders Policy."	YES - 41 CFR 302-11.200(f)(8)
Title- Insurance Binder	Fee charged by title company to provide a binder that offers protection until the issuance of a final title policy.	YES - 41 CFR 302-11.200(f)(8)
Title- Lender's Policy (required)	Fee charged by title company to protect the lender against loss from claims due to defective title, liens or other encumbrances that are not specifically stated in the policy as exceptions from coverage. Title insurance also protects against other matters, such as lack of access to the property and unmarketable title.	<p>YES - 41 CFR 302-11.200(f)(8)</p> <p>NOTE: Per CFPB, the CD should disclose the full cost of the lender's premium, regardless of whether there is a simultaneous discount rate for the purchase of an owner's policy. Some states may direct that the discount be applied to the lender's coverage, which may not align with how it will appear on the CD.</p> <p>The Board has ruled for simultaneous issue (where a discount is applied to the lender's coverage when both policies are purchased), the transferee may be reimbursed for the expense up to, but not in excess of, what the cost of the lender's title insurance would have been had it been purchased separately. (GSBCA 16764-RELO)</p> <p>Therefore, the full amount disclosed on the CD for lender's coverage may be reimbursed when the owner's policy is purchased by the <u>borrower</u>. However, if the owner's policy is purchased by the <u>seller</u> and a discount is applied to the lender's coverage, only the actual cost incurred by the transferee for the lender's policy may be reimbursed. (In these instances, there should be an offsetting title insurance credit on the CD that should be deducted from the amount due the transferee for the lender's policy.)</p>
Title- Loan Tie-in Fee	Fee charged by title company or escrow company when there are multiple loans on the subject property and more than one title/escrow company involved in the closing of the transactions.	YES - 41 CFR 302-11.200(d); CBCA 1616-RELO
Title- Notary	Fee charged by a notary public to witness and notarize documents.	YES - 41 CFR 302-11.200(d)

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Title- Notice of Settlement (NOS)	Fee for publication of a notice of pending sale or closing to ensure accounting for all liens or judgments between the time of contract sale and conveyance of title and recording of deed.	YES - 41 CFR 302-11.200(f)(12)
Title- Processing (third party)	Fee charged by a third party for costs incurred for services utilized in the processing of closing docs.	YES - 41 CFR 302-11.200(d)
Title- Property-Specific Required Title Fees	Any fees paid to title company/closing agent specifically associated with the transaction being a Co-op or Condo, etc.	Generally, YES 41- CFR 302-11.200(d)
Title- Reconveyance	Fee charged by the trustee or servicing department to "reconvey" the lender's collateral interest in the property back to the lender through recording of the Reconveyance.	YES - 41 CFR 302-11.200(d)
Title- Recording Service	Fee charged by settlement agent to transport recording documents to the appropriate jurisdiction (county court house).	YES - 41 CFR 302-11.200(d)
Title- Release Tracking	Fee charged by a 3rd party to have them follow up on the mortgage/ deed release for the loan that was paid off.	YES - 41 CFR 302-11.200(d)
Title- Sales Tax	Some states charge a sales tax on certain title fees.	(41 CFR 302-11.200(f)(6)
Title- Sign Face to Face	Fee charged by settlement agent to conduct a face-to-face closing.	YES - 41 CFR 302-11.200(d)
Title- State-Specific Required Title Fees	Some states charge fees in conjunction with issuing the title policy. Examples: In Texas, there is a Guaranty Fee. In Illinois, a Policy Update Fee is always charged. Such fees are a state requirement and are not imposed by lender or title company, but are incurred because of the location of closing.	Generally, YES - 41 CFR 302-11.200(d)
Title- Sub Escrow	Fee charged by the settlement agent for services relating to disbursing the loan proceeds. Also used when more than one title/escrow company is involved in the loan closing. More common in escrow states (i.e., AZ, CA, WA, etc.).	YES - 41 CFR 302-11.200(d)

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Title-Survey/Plat Drawing (title required)	Fee charged by a surveyor to provide a drawing of the property which shows boundary lines, buildings, improvements on the land and easements.	Typically YES - Applicable regulations permit the reimbursement of the cost of making surveys and the cost of preparing drawings or plats when required for legal or financing purposes if it does not exceed what is customary for that local. (41 CFR 302-11.200(d); GSBCA 15613-RELO; CBCA 52-RELO)
Title- Tax Certificate	Fee charged by title company/escrow company to provide the lender with a certificate of taxes paid as part of the title search.	YES - 41 CFR 302-11.200(d)
Title- Title Search	An examination of public records to determine and confirm a property's legal ownership and determine if claims are on the property. Other searches may also be required dependent upon the location/transaction specifics.	YES - 41 CFR 302-11.200(d)
Title- Update Title/Abstract	Fee charged to update title/abstract search prior to closing the loan. May also be referred to as a "gap check" fee.	YES - 41 CFR 302-11.200(d); GSBCA 16421-RELO
Title- Wire Transfer	Fee charged by a third party to cover costs of transferring funds to close the loan.	YES - 41 CFR 302-11.200(d)
<u>B. Required Services Borrower Did Not Shop For</u> OR		
<u>C. Required Services Borrower Did Shop For</u> OR		
<u>H. Services Not Required Borrower Did Shop For</u>		
<i>NOTE FOR INSPECTIONS: Per FTR - Expenses in connection with environmental testing and property inspection fees are only reimbursable when required by Federal, State, or local law; or by the lender as a precondition to purchase. (41 CFR 302-11.200(f)(11). Additionally, must show that the fee was customarily paid by the purchaser of a residence in the relevant community, and that it did not exceed the amount customarily paid for property inspections in that locality (GSBCA 15645-RELO)</i>		
Chimney Inspection	Fee charged by a third party to perform an inspection test for chimney.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Electrical Inspection	Fee charged by a third party to perform an inspection test for electrical systems in the home.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO

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Home Inspection	Fee charged by a home inspector who inspects the condition of the home. Usually addresses the condition of the roof, basement, heating system, water heater, air conditioning, structure, plumbing, electrical and other aspects of a structure.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Home Warranty	Fee charged by a third party to provide a service contract that covers the repair and replacement costs of home appliances, plumbing systems and electrical systems.	NO - 41 CFR 302-11.202(c); CBCA 2776-RELO
HVAC Inspection	Fee charged by a third party to perform an inspection test for heating, ventilation, and air conditioning systems.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Pest Inspection (aka, "Termite")	Fee charged by a third party to perform an inspection test for pest infestations and wood rot.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Pool and Spa Inspection	Fee charged by a third party to perform an inspection test for the pool.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Radon Inspection	Fee charged by a third party to perform an inspection test for radon.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Roof Inspection	Fee charged by a third party to perform an inspection to certify that the roof is in good condition and will last for a specific number of years.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Septic Inspection	Fee charged by a third party to inspect and certify that the septic system is in working condition and complies with applicable guidelines.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Structural (Mechanical) Inspection	Fee charged by a third party to inspect and certify that the structural and/or mechanical systems in the home.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Water Test	Fee charged by a third party to perform a water test to ensure water quality meets applicable guidelines.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO
Well Inspection	Fee charged by a third party to inspect and certify that the well is in working condition and meets applicable guidelines.	Generally, NO - 41 CFR 302-11.200(f)(11); GSBCA 15645-RELO

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<u>E. Taxes and Other Government Fees</u>		
NOTE: Per CFPB, any charges or fees imposed by a State or local government that are not transfer taxes should be aggregated with recording fees. Additional lines may not be added to this section of the CD. Fees that might be aggregated are provided in this document for reference. When itemized, these are deemed reimbursable; therefore, it should be permissible to reimburse when bundled in Section E.		
Record Deed	Fee charged for filing the deed with a jurisdictional recording office.	YES - When customarily paid by buyer. 41 CFR 302-11.200(d)
Record Mortgage	Fee charged for filing the mortgage with a jurisdictional recording office.	YES - When customarily paid by buyer. 41 CFR 302-11.200(d)
Recording Fee	Per CFPB, other recording fees charged for filing the various items required per state and/or transaction may be aggregated with "Recording Fee." (Examples include GRMA fee, state conservation fees, Power of Attorney fee.)	YES - When customarily paid by buyer. 41 CFR 302-11.200(d)
Conservation Fee	Fee required by some states, such as MN, for the preservation of wildlife and its habitat.	YES - FTR 302-11.200 (6)
City Tax Stamps Deed	Fee charged by the city for the collection of required tax.	YES - FTR 302-11.200 (5)
City Tax Stamps Mortgage	Fee charged by the city for the collection of required tax.	YES - FTR 302-11.200 (5)
County Tax Stamps Deed	Fee charged by the county for collection of required tax.	YES - FTR 302-11.200 (5)
County Tax Stamps Mortgage	Fee charged by the county for collection of required tax.	YES - FTR 302-11.200 (5)
GA Residential Mtg Act (GRMA) Fee	Georgia Residential Mortgage Act (GRMA) Fee: \$10 fee assessed to fund the state's audit. According to the statute, the fee is paid by the borrower to the Department of Banking and Finance to fund oversight of Georgia's mortgage industry and provide consumer protection.	YES - 41 CFR 301-11.200(b); GSBICA16410-RELO

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Intangible Tax	Fee charged by state for collection of a required intangible tax, based on value of the security instrument (loan amount).	YES - FTR 302-11.200 (6)
Mansion Tax	Fee charged by some states for a tax on properties with a value of \$1 million or greater, such as New York & New Jersey.	YES - 41 CFR 302-11.200(f)(4), (6); GSBCA 16271-RELO
Mortgage Tax	A fee imposed in some states and counties for a tax to record a mortgage on real property.	YES - FTR 302-11.200 (4)
Real Estate Transfer Tax	Fee charged by the state for the collection of required tax.	YES - FTR 302-11.200 (4)
State Tax Stamps Deed	Fee charged by the state for the collection of required tax.	YES - FTR 302-11.200 (4)
State Tax Stamps Mortgage	Fee charged by the state for the collection of required tax.	YES - FTR 302-11.200 (4)
<i>H. Other</i>		
Builder Fees	Fees charged by a builder on new construction properties. Typically includes builder processing fees or other administrative fees that can vary among builders.	NO - 41 CFR 302-11.202(h)
Buyer Broker Administration Fee/Realty Company Administration Fee	Administrative charges from the borrower's Broker/Real Estate Agent.	NO - 41 CFR 302-11.202(b)
Buyer Personal Representation/ Attorney Fee	Borrower-elected attorney representation at closing, review of documents, and so forth. This is optional and not required for loan closing.	NO - Not for personal representation
Home Owner's Association Closing Letter (paid to HOA)	Fee a Home Owner's Association charges to provide a letter to closing agent that typically includes information on any outstanding dues, how much the monthly dues are, initiation fees, etc.	Generally, NO - unless required service customarily paid by buyer; 41 CFR 302.11(f)(12); CBCA 2023-RELO

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Home Owner's Association Processing Fee (paid to HOA)	Charged by Home Owner's Association to perform administrative tasks to process the borrower buying into the Home Owner's Association; can be charged in addition to the HOA's transfer fee.	NO - 41 CFR 302-11.202(f); CBCA 4434-RELO;CBCA 654-RELO; CBCA 2023-RELO
Home Owner's Association Set-up fee (paid to HOA)	A one-time charge on new construction when the Home Owner's Association is first set up.	NO - 41 CFR 302-11.202(f),(h); CBCA 4434-RELO
Home Owner Association Transfer fee (paid to HOA)	Charged by Home Owner's Association to perform administrative tasks to transfer HOA membership from seller to buyer.	NO - 41 CFR 302-11.202(f); CBCA 4434-RELO; CBCA 654-RELO
Natural Hazard Report/Disclosure (NHD/PDR) - CA	A report that provides parcel-specific disclosures of official hazard zones that may affect future use of the property. Also discloses any statutory natural hazard zones, property taxes and assessments, environmental contamination sites in the vicinity, and insurance claims history.	Generally, YES - if required service customarily paid by buyer; 41 CFR 302.11.200(f)(12)
Survey (Borrower requested)	Fee charged by a surveyor to provide a drawing of the property that shows boundary lines, buildings, improvements on the land, and easements.	NO - not if borrower-elected.
Title- IA Guaranty (optional)	Fee charged by Iowa Title Guaranty to guarantee the owner that the title search is clear and provides errors and omissions insurance. Charged in Iowa rather than a "Title- Owner's Policy."	Generally, NO - see "Title-Owner's Policy"
Title- Owner's Policy (optional)	Fee charged by title company to protect the owner against loss from claims due to defective title and liens or other encumbrances that are not specifically stated in the policy as exceptions from coverage. Title insurance also protects against other matters, such as lack of access to the property and unmarketable title.	Generally, NO - 41 CFR 302-11.200(f)(9). HOWEVER, for simultaneous issue (where a discount is applied to the lender's coverage when both policies are purchased), the transferee may be reimbursed for the expense up to, but not in excess of, what the cost of the lender's title insurance would have been had it been purchased separately. (GSBCA 16764-RELO)

RESIDENCE TRANSACTION EXPENSES - HOME PURCHASE

Closing Disclosure (CD) Version-CFPB

Fee Name/Location on Closing Disclosure (CD)	Description	Allowable under FTR?
2nd Mortgage - Loan or Home Equity Closing Costs	Any fee tied to a 2nd Mortgage; may include title fees to process and record.	<p>YES - The Board has held that allowable fees associated with Home Equity, Second or Bridge loans may be reimbursed if incurred (and are not duplicative) to secure funds with which to purchase a residence in the new duty station. (GSBCA 16410-RELO; GSBCA 15235-RELO)GSBCA 16410-RELO; GSBCA 15235-RELO.</p> <p>NOTE: Home Equity LINES will be disclosed on a CD; Home Equity LOANS will be disclosed on a HUD-1.</p>

Notes on the Closing Disclosure (CD) sections:

CD section states B or C = If the customer does not shop for a service, the fee will appear in Section B of the CD. If customer shops for this service, the fee will be shown in Section C.

CD section states B or C or H = If the creditor requires the service and customer does not shop, it goes in Section B of the CD. If the creditor required and customer did shop it moves to Section C. If not required by the creditor and customer shops (i.e., borrower elected), it shows in Section H.

CD section F or G or H = The FTR never reimburses Daily Interest, Homeowners', Flood, Wind (etc.) Insurance, any portion of the Initial Escrow Deposit, Property Taxes, or Home Owner's Association dues, as these are all recurring costs, and recurring charges are always the transferee's responsibility.

Notes on FTR entitlement for home purchase reimbursement:

Total reimbursement shall not exceed 5% of the purchase price for transferees eligible for home purchase entitlement. (5 U.S.C. 5724a, 41 CFR 302-11.300)

Loan Origination FEE (not POINTS) and/or fees deemed "similar in nature" to an origination fee are reimbursable (up to 1%) without itemization. Fee(s) in excess of 1% are reimbursable ONLY if: the additional charges are itemized; evidence is provided that the amount in excess of 1% does not include prepaid interest, points, or a mortgage discount; and evidence is provided to document that the higher rate is customarily charged in the location where the residence is located. (41 CFR 302-11.200(f)(2), CBCA 2945-RELO)

Credit report (for each co-borrower) and appraisal fee is reimbursable only on the loan that closes; not reimbursable for cancelled/denied apps. (41 CFR 302-11.200(f)(3) (CBCA 871-RELO) Multiple credit reports due to expiration are not reimbursable. (GSBCA 15719-RELO)

Title must be held in the employee's name and/or one of the employee's immediate family members for 100% reimbursement of closing costs. (5 U.S.C. 5724a) Otherwise, the benefit will be pro-rated to the extent of the employee's actual title interest.

Excess Acreage: The transferee will be limited to pro rata reimbursement when purchasing land in excess of that which reasonably relates to the residence site. (41 CFR 302-11.308)

Expenses in connection with construction of a residence, which are comparable to expenses that are reimbursable in connection with the purchase of an existing residence (Duplicative or additional expenses incurred for new construction are not reimbursable) (41 CFR 302-11.200(f)(10); (CBCA 1588-RELO)

Credit for Interest Rate Chosen (CFIRC) should not be deducted from reimbursable items when transferee chooses higher rate to receive credit at closing. (CBCA 2949-RELO). *Transferee may need to provide supplemental documentation from creditor as CFIRC will only appear as a lender credit on the CD, unlike the HUD where it was listed as such.*

Undesignated Lender Credits should not be deducted from reimbursable items. (CBCA 3572-RELO)

Undesignated Seller Credits should not be deducted from reimbursable items. (CBCA 4366-RELO)

Only fees for required service that are customarily paid by buyer are reimbursable (41 CFR 302.11.200(d); reimbursement cannot include any customarily seller-paid fees.