



Standard Fees

1st Quarter Fee Schedule
Effective: January 1, 2019

AMC portion of fee is broken down at bottom of fee schedule, please note this fee is already included in the total fees and is provided for disclosure purposes only

State	1004/ 1073	1025	1004c	2055/ 1075	2006	2000	2000a
AK (1)	785	985	885	525	425	525	625
AK (2)	quote	quote	quote	quote	quote	quote	quote
AL	485	635	535	375	300	400	450
AR	485	635	535	375	300	400	450
AZ	485	635	535	375	300	400	450
CA north	560	760	710	450	300	400	500
CA south	485	635	535	375	300	400	450
CO	560	760	710	450	300	400	500
CT	485	635	535	375	300	400	450
DC	485	635	535	375	300	400	450
DE	485	635	535	375	300	400	450
FL	460	560	510	375	300	400	450
GA	485	635	535	375	300	400	450
HI (1)	800	1300	900	500	400	500	650
HI (2)	675	1300	775	500	400	500	650
IA	485	635	535	375	300	400	450
ID	485	635	535	375	300	400	450
IL	485	635	535	375	300	400	450
IN	485	635	535	375	300	400	450
AMC FEE*	110	110	110	50	50	50	50

State	1004/ 1073	1025	1004c	2055/ 1075	2006	2000	2000a
KS	485	635	535	375	300	400	450
KY	485	635	535	375	300	400	450
LA	485	635	535	375	300	400	450
MA	485	635	535	375	300	400	450
MD	485	635	535	375	300	400	450
ME	785	985	885	525	425	525	625
MI	485	635	535	375	300	400	450
MN	485	635	535	375	300	400	450
MO	485	635	535	375	300	400	450
MS	485	635	535	375	300	400	450
MT	785	985	885	525	425	525	625
NC	485	635	535	375	300	400	450
ND	785	985	885	525	425	525	625
NE	485	635	535	375	300	400	450
NH	485	635	535	375	300	400	450
NJ	485	635	535	375	300	400	450
NM	560	760	710	450	300	400	500
NV (1)	460	560	510	375	300	400	450
NV (2)	560	760	710	450	300	400	500
AMC FEE*	110	110	110	50	50	50	50

State	1004/ 1073	1025	1004c	2055/ 1075	2006	2000	2000a
NY	485	635	535	375	300	400	450
OH	485	635	535	375	300	400	450
OK	485	635	535	375	300	400	450
OR	785	985	885	525	425	525	625
PA	485	635	535	375	300	400	450
RI	485	635	535	375	300	400	450
SC	485	635	535	375	300	400	450
SD	560	760	710	450	300	400	500
TN	485	635	535	375	300	400	450
TX	510	660	610	375	300	400	450
UT (1)	485	635	535	375	300	400	450
UT (2)	610	760	710	475	350	475	550
VA	485	635	535	375	300	400	450
VT	485	635	535	375	300	400	450
WA	785	985	885	525	425	525	625
WI	485	635	535	375	300	400	450
WV	485	635	535	375	300	400	450
WY	610	760	710	475	350	475	550
AMC FEE*	110	110	110	50	50	50	50



Turn Times

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State	County/Countries	Estimated Turn Time (Business Days)
AK (1)	Anchorage, Fairbanks, Juneau, Ketchikan	6-12
AK (2)	Rest of AK	12-20
AL	All	4-6
AR	All	6-9
AZ	All	4-6
CA north	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Glenn, Humboldt, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tuolumne, Yolo, Yuba	4-7
CA south	Fresno, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Orange, Riverside, San Bernadino, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Tulare, Ventura	4-6
CO	All	4-7
CT	All	4-6
DC	All	5-8
DE	All	4-6
FL	All	4-6
GA	All	4-6
HI (1)	Kauai, Maui	7-10
HI (2)	Honolulu, Hawaii	7-10
IA	All	4-6

State	County/Countries	Estimated Turn Time (Business Days)
ID	All	4-6
IL	All	4-6
IN	All	4-6
KS	All	4-6
KY	All	4-6
LA	All	4-6
MA	All	4-6
MD	All	5-8
ME	All	8-10
MI	All	4-6
MN	All	5-8
MO	All	4-6
MS	All	5-8
MT	All	5-10
NC	All	4-6
ND	All	8-10
NE	All	5-8
NH	All	4-6
NJ	All	4-6
NM	All	5-8

State	County/Countries	Estimated Turn Time (Business Days)
NV (1)	Clark	4-5
NV (2)	All other counties (Elko add \$100 extra to fee)	4-7
NY	All	4-6
OH	All	4-6
OK	All	4-6
OR	All	5-10
PA	All	4-6
RI	All	4-6
SC	All	4-6
SD	All	8-10
TN	All	4-6
TX	All	4-6
UT (1)	All with the exception of counties in UT (2) box	4-5
UT (2)	San Juan, Grand, Wayne, Garfield, Piute, Daggett	4-8
VA	All	5-8
VT	All	4-6
WA	All	5-10
WI	All	5-8
WV	All	4-6
WY	All	5-10



Extras

1st Quarter Fee Schedule
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Additional Products	
Draw Inspection	\$125
1004D/92051(Final Inspection/Recert)	\$125
Disaster Area inspection Report(DAIR)	\$200
1007 Comparable Rent Schedule	\$150
1007+216 Rent Schedule & Operating Income Statement	\$180
USPAP Compliance Desk Review "HBAM"	\$150
2075(Drive By)	\$200
Vacant Land	Quoted only
AVM	\$20
Real View Review Report	\$10
New Mexico State Tax	5.125% of appraisal cost

Lender Estimated (not promised) Jumbo Rates	
(appraised Value)\$400,000-\$800,000	Extra \$100-\$300
(appraised Value)\$800,000-1.2M	Extra \$300-\$500
(appraised Value)\$1.2M +	Large Range Need Quote

Additional Loan Fees	
FHA/USDA	\$50
Homepath/Homestyle.	\$100
203K	\$25

Rush Fees
*these fees are paid only to the appraiser. The AMC does not charge anything more for AMC fee on rushes.

Partial Rush (24-48 hours faster than standard turn times)	\$50
Standard Rush Fee (office will quote you after order received)	\$100
1004D Rush	\$50

Quote Based Properties
(Properties we suggest a quote on up front before you disclose fees to your borrower)

Unique Properties, Island Properties, Mountain Properties, Lake Front, Ocean Front, Canyon/Mountain, Rural, Resort Community, Golf Course, Log Cabin, Dome Home, Berm Home, Historic Home, Properties with Accessory Units (garage apartment, in law ste, guest house), Homes with Acreage, or anything Atypical or Unique for the market.

Form Terminology

FNMA 1004	Standard Single Family Report
FNMA 1073	Standard Condominium Report
FNMA 1025	Standard 2-4 Unit Report (comes with Operating Income & Rent Schedule)
FNMA 1004C	Standard Manufactured Home Report
FNMA 2055/1075	Exterior Only Appraisal Report (appraiser gives value to property)
FNMA 2075	"Drive By" Appraisal (does not give value)
FNMA 2006	Standard Desk Review
FNMA 2006B	Desk Review/with new comparables
FNMA 2000	Single Family Field Review
FNMA 2000A	2-4 Unit Field Review
FNMA 1007	Single Family Comparable Rent Schedule
FNMA 216	Single Family Operating Income Statement
FNMA 1004D/92051	Final Inspection/Certificate of Completion report *92051 used for FHA and new construction properties
Draw Inspection	Inspection report on New Construction properties
DAIR Report	Disaster Area Inspection Report
Vacant Land	Standard Appraisal to identify cost of vacant land as it stands
HBAM	QC Desk review for peer appraiser to certify compliance(not FNMA accepted review report)
Real View Review Report	Automated QC report that auto identifies UW & QC risks
AVM	AVM is an automated appraisal. These are not to take the place of an appraisal as they do not see property conditions, upgrades, or location issues. They usually provide a ranged value, and a credibility rating.

Please note this is being presented for informational purposes only and is not intended to be legal advice. Please consult with your compliance officer or legal counsel for guidance on your company's policy in regards to what constitutes a valid "change of circumstance". Home Base highly recommends our lenders get quotes on difficult properties to ensure fees are properly disclosed, as Home Base will not take liability for differentiating fees.