

Settlement Fees Agreement

Date:	
Settlement Agent Co.:	
Attention:	
Phone Number:	
Escrow Number:	

Application Date:	
Client Name(s):	
Property Address:	

Account Executive:	
Broker Coordinator:	
Phone and Email:	408-578-8700 fees@westernbancorp.com

Western Bancorp is contemplating the extension of a loan(s) to the above-named Client.

Type of Property: **Single-family Detached** **Single-family Attached**

Planned Unit **Development**

Residential **Condominium**

Coop **New Single-family construction**

Type of Transaction: **Property Purchase** **Refinance Loan (replace existing financing)**

New Loan(s) Only **(does not replace existing financing)**

Construction to Perm

Purchase Price: \$ _____ (If a Property Purchase transaction)

Amount of Loan #1: \$ _____

Amount of Loan #2: \$ _____

Amount of Loan #3: \$ _____

VESTING: _____



Loan Number _____

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DESCRIPTION	TOTAL FEE AMOUNT	Buyer Paid Portion	Seller Paid Portion
Escrow/ Settlement/ Attorney Fee	\$	\$	\$
ALTA Lender’s Policy for	\$	\$	\$
CLTA Owner’s Policy for	\$	\$	\$
Electronic Document Printing Fee	\$	\$	\$
Escrow Processing Fee	\$	\$	\$
Escrow Document Prep Fee	\$	\$	\$
Escrow Document Review Fee	\$	\$	\$
Notary Fees (Estimate)	\$	\$	\$
Messenger/ Overnight Fee (Escrow’s charge)	\$	\$	\$
Sub Escrow Fee:	\$	\$	\$
Loan Tie-in Fee:	\$	\$	\$
Escrow Wire Fee:	\$	\$	\$
8.1 Environmental Endorsement **REQUIRED	\$	\$	\$
100 Encroachments Endorsement **REQUIRED	\$	\$	\$
100.12 CC&R Endorsement	\$	\$	\$
111.5 Variable Rate Endorsement	\$	\$	\$
115.2 PUD or Condo Endorsement	\$	\$	\$
116 Address Endorsement **REQUIRED	\$	\$	\$
103.1 Endorsement	\$	\$	\$
103.3 Endorsement	\$	\$	\$
103.5 Endorsement	\$	\$	\$
100.23 Endorsement	\$	\$	\$
Additional Property Fee:	\$	\$	\$
Recording Fees (Estimate)	\$	\$	\$
Reconveyance Fees	\$	\$	\$
ALTA Rewrite LP10 (<i>const loans Lender Title Fee</i>)	\$	\$	\$
101.2 Endorsement (<i>for const loans</i>)	\$	\$	\$
102.5 Endorsement (<i>for const loans</i>)	\$	\$	\$
122 Endorsement – 2 disburse (<i>for const loans</i>)	\$	\$	\$
City Transfer Tax	\$	\$	\$
County Transfer Tax	\$	\$	\$
State Transfer Tax	\$	\$	\$
New York Mortgage Tax	\$	\$	\$
New York Mansion Tax	\$	\$	\$
Other Fees – <i>Please specify</i>	\$	\$	\$
Other Fees - <i>Please specify</i>	\$	\$	\$
Other Fees - <i>Please specify</i>	\$	\$	\$
Other Fees - <i>Please specify</i>	\$	\$	\$
TOTAL AMOUNT OF FEES	\$	\$	\$

Please be advised that we will be disclosing these fees to our Client and that your Closing Disclosure should not deviate from the above quoted fees, except for those listed as estimate. (i.e., Notary Recording Fees, etc.) IMMEDIATELY CONTACT THE BROKER COORDINATOR, LISTED ABOVE, SHOULD THERE BE ANY CHANGE IN THIS SETTLEMENT FEE AGREEMENT

Please email back as soon as possible to: fees@westernbancorp.com. If you have any questions in this regard, please call 408-578-8700. Thank you for your assistance.

Based upon the loan transaction noted on this agreement, the above quoted fees have been agreed to.

Quoted by: _____ Date: _____