



Estimated Fees

Below are the standard estimated 3rd party fees illustrating the possible costs you may expect at or prior to closing with the exception of the required title and settlement fees.

Silver Hill Fees:

- Underwriting \$2,000
- Legal Document Preparation Fee \$1,500

Third Party Estimated Fees:

- Flood Certification* \$50
- Tax Service \$100
- Due Diligence/OFAC* \$150 - \$700
- Credit Report * \$45
- Environmental Due Diligence** \$145
- Environmental Review Fee** \$500
- Environmental Insurance** \$1,300 - \$2,000
- Phase I (Environmental Site Assessment Report) \$2,000
- Appraisal \$1,500 - \$4,000
- Title***
- Attorney Document Review Fee****
- Additional fees may apply for each additional guarantor

Principal & Interest, Escrows and Automatic Withdrawal

- Principal and interest is calculated on an actual/360 day basis; prorated interest from time of closing through end of month is due at time of closing.
- Monthly escrow for taxes and insurance is required with a 2-month cushion; if the renewal of insurance is due around the time of closing, one year of insurance premium will be collected at closing.
- Automatic Withdrawal (ACH) is required for all loan payments.

Helpful Facts

- The information provided above contains estimated costs only and may change without prior notice. All third party fees will be your responsibility.
- These are standard fees. Fees may be increased or decreased based on promotional programs. Please contact your Relationship Manager for more details.
- A prior or new survey is required for loans over \$800,000 and may be required for loans under \$800,000 based on a review of the title. Survey costs vary based on location and size of the property.

*Lender reserves the right to charge additional fees if there are multiple parcels, multiple entities or multiple guarantors.

**The majority of the loans are charged only the environmental due diligence fee but certain property types require environmental insurance to be paid at closing.

***Once the title examination is received, Silver Hill Funding, LLC will provide a preliminary settlement statement to the borrower containing title company specific fees, including title search, title insurance premiums, settlement fees, recording fees, and possible survey fees.

****Georgia, South Carolina, North Carolina and Texas require that all documents are reviewed by state licensed attorneys. Such fees will be included on a preliminary settlement statement prior to closing. Any additional legal fees deemed necessary outside of normal costs will be discussed with the borrower/broker prior to closing.