



## City of Racine Department of Housing

### Loan Fees Upfront Disclosure

Thank you for applying for one of our home improvement (repair) loan programs with the City of Racine Dept of Housing on \_\_\_\_\_.

The City of Racine loan programs are funded with tax dollars thru the Dept. of Housing and Urban Development (HUD). Due to declining program funds and our mandate to be good stewards of public funds, we are requiring borrowers to pay for fees and costs associated with the loan programs upfront. A portion of the total fees/costs will need to be paid prior to closing the loan and contract. The costs involved may vary depending on the loan program and may include one or any combination of fees:

- I. Standard Loan Fees \$300 owner occupied/\$500 not owner occupied, covers:
  - i. Credit report
  - ii. Letter report of title
  - iii. Recording of mortgages & other docs
  - iv. Document preparation by lender
- II. Lead (lead based paint) risk assessment and clearance fees \$700
- III. Energy Audit fee \$400

All applicants will have to pay a minimum of **\$225.00**, due at the time of application (before the City will incur costs required to support an application). The balance of fees will be rolled into the loan. All funds will be accounted for and disclosed to the borrower(s) at the time of loan closing. If the fee is not paid within 15 days of appointment date, the loan will not be processed and the borrower(s) will be notified.

If the fee is paid and the loan does not close a portion of the fee *may* be returned, any funds paid or owing to a vendor for services rendered will not be refunded.

I have read and understand the Loan Fees Upfront Disclosure and agree to the fees explained.

\_\_\_\_\_  
*Borrower's signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Project Address*

\_\_\_\_\_  
*Borrower's signature*

\_\_\_\_\_  
*Date*