



HOMEOWNERSHIP PROGRAMS TABLE OF LOAN PROCESSING & CLOSING FEES

NIFA homeownership loans are typically funded by tax-exempt bonds that carry rules mandated by federal tax laws. Such federally mandated rules require NIFA to include certain fees in bond yield calculations for tax compliance purposes.

Government & Conventional Loans

Effective Date: Loan reservations dated on and after January 1, 2019

Name of Fee	Buyer Paid		Seller Paid
Origination Fee	Not Allowed		Not Allowed
Tax Service Fee (retained by Master Servicer)	\$80	OR	\$80
Master Servicer Funding Fee (retained by Master Servicer)	\$400	OR	\$400
Lender Processing/Underwriting/Closing Fee (retained by Participating Lender)	Reasonable & Customary Not to Exceed - \$900	OR	Reasonable & Customary Not to Exceed - \$900
3 rd Party Lender Closing Fee – 1 st mortgage loan (1) (retained by 3 rd party company)	Reasonable & Customary Not to Exceed - \$350	OR	Reasonable & Customary No Set Limit
3 rd Party Lender Closing Fee – 2 nd mortgage loan (1) (retained by 3 rd party company)	Reasonable & Customary Not to Exceed - \$75	OR	Reasonable & Customary No Set Limit
3 rd Party Escrow Closing/Settlement Fee (retained by 3 rd party company)	Reasonable & Customary No Set Limit		Reasonable & Customary No Set Limit
Real Estate Agent/Broker Fee (retained by agent/broker)	Reasonable & Customary Not to Exceed - \$350		Reasonable & Customary No Set Limit

(1) In no situation will NIFA allow both the participating lender and the third party company to charge a closing fee for the first or second mortgage loan.

(2) Reasonable and customary means the fees charged on NIFA loans are no greater than fees customarily charged by lenders originating mortgage loans in Nebraska. All other reasonable and customary closing costs are allowed as permitted by law and agency underwriting guidelines.