

The events below are examples that could be considered a valid changed circumstance. The particular facts of each situation must be examined to determine if the facts constitute a valid change circumstance. The list is not all inclusive; therefore, if an event is not included in this matrix it does not necessarily mean it will not be considered a valid changed circumstance. As a reminder, only those fees impacted by the changed circumstance are permitted to increase.

Use the matrix below to determine what block of fees may increase based on the corresponding event.

Event	Block 1 0% Tolerance	Block 2 Fees Can Change	Your Adjusted Origination Charges	Block 3 10% Tolerance	Block 4 10% Tolerance	Block 5 10% Tolerance	Block 6 10% Tolerance	Block 7 10% Tolerance	Block 8 0% Tolerance	Block 11 Fees can change
Appraised Value Increase	✗	✗	✗	✗	✗				✗	
Product Change (ARM to Fixed or vice versa, or Saver to Standard or vice versa)	✗	✗	✗							
Vesting Changes					✗			✗		
Expired Documents (e.g. credit report, appraisal)				✗						
Repair Set-Aside is Required				✗						
Pest Inspection Required							✗			
Well Test Required							✗			
Septic Inspection Required							✗			
Engineer Certification Required				✗						
IBTS (Institute for Building Technology and Safety) Fee				✗						
Compliance Inspection Required				✗						
Survey Required					✗					
Attorney Opinion Letter Required							✗			
Flood Insurance is Required										✗

* Tolerance applies if the provider used was from list provided to the borrower

Examples of what fees can increase under a particular circumstance:

Appraised value increase

- Title Insurance
- MIP
- Transfer Tax
- Origination fee
- Correspondent fee

Product Change (ARM to Fixed or Vice Versa, or Saver to Standard or Vice Versa)

- Correspondent fee
- Origination fee

Vesting changes

- Recording fees
- Deed prep

Expired documents

- Credit Report, if applicable
- Appraisal, if applicable

Inspections Due to U/W or Appraisal Condition (Including FEMA reinspections)

- Only the appropriate inspection fee can be added

Repair Set Aside Established

- Repair Admin fee

Please Note: A “product elimination” where the interest rate is being eliminated is NOT considered a VCC which would allow fees to increase.