FEES & COSTS THAT MAY BE CHARGED IOWA BORROWERS FOR A LOAN SECURED BY RESIDENTIAL REAL ESTATE *

The intent of this chart is to provide guidance in determining the fees and costs a lender may charge borrowers on loans secured by real estate. It is not the law, but is meant to guide one to the appropriate section of Iowa law and does not address the impact of Federal Rules or Regulations

March 1, 2023

If a loan does not fall into one of the four loan categories the fees and charges are not restricted.	**HOME ACQUISITION LOAN ("HAL")** [535.8(1)(b)] 1st or junior lien loans regardless of the amount of the loan if majority of loan is to acquire a home to be occupied by borrower. Includes refinancing of prior acquisition loan. (See footnote 1 below.)	**CONSUMER LOAN (NOT OPEN END)** [537.1301(14)] Loan must be for the "threshold amount" or less. Original 1st mortgage acquisition loans are not consumer loans. (See footnote 1 below.) Junior lien loans of the "threshold amount" or less are generally consumer loans.	**HAL/CONSUMER LOAN COMBINATION** [535.8(1) & 537.1301(14)] Includes junior lien loans for the "threshold amount" or less in which the majority of funds are used to acquire a home to be occupied by the borrower. Includes refinance of "Home Acquisition Loan" (regardless if 1st or junior lien) of the "threshold amount" or less.	**HOME EQUITY LINE OF CREDIT** [535.10(1)] Line of credit secured by 1st or junior lien on real estate. Includes open-end consumer loans secured by real estate.
ABSTRACTING FEE	[535.8(4)(b)(1)(d)] Cost to lender or reasonable estimate of expense incurred by lender in performing the abstracting.	[537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(b)(1)(d), 537.2501(1)(e)(1)] Cost to lender or reasonable estimate of lender's expense in performing the abstracting.	[535.8(4)(b)(1)(d)] Cost to lender or reasonable estimate of expense incurred by lender in performing the abstracting.
ACCOUNT MAINTENANCE FEE	NOT ALLOWED. Absent in [535.8(4)(a)] & [535.8(4)(b)].	NOT ALLOWED. Absent in Chapter 537.	NOT ALLOWED. Absent in [535.8] & Chapter 537.	[535.10(3)(a)] Not to exceed $15/year.
APPRAISAL FEE	[535.8(4)(b)(1)(b)] Cost to lender or reasonable estimate of expense incurred by lender if lender performs appraisal.	[537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(b)(1)(b), 537.2501(1)(e)(1)] Cost to lender or reasonable estimate of expense incurred by lender if lender performs appraisal.	[535.8(4)(b)(1)(b)] Cost to lender or reasonable estimate of expense incurred by lender if lender performs appraisal.
ATTORNEY'S OPINION	[535.8(4)(b)(1)(c)] Cost to lender.	[537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(b)(1)(c)] Cost to lender.	[535.8(4)(b)(1)(c)] Cost to lender.
BROKER FEE @	[535.8(4)(a)] Combined with loan origination or processing fee which together can not exceed 2% of principal (1% on refinance with same borrower & same lender). (PFC)	[537.2501(1)(e)(5)] Combined with loan origination or processing fee which together can not exceed 2% of principal (1% on refinance with same borrower & same lender). (PFC)	[535.8(4)(a)] Combined with loan origination or processing fee which together can not exceed 2% of principal (1% on refinance with same borrower & same lender). (PFC)	NOT ALLOWED. Absent in [535.10(3)].
COMMITMENT OR CLOSING FEE	[535.8(4)(a)] As agreed between borrower & lender. (PFC)	[537.2501(1)(e)(5)] As agreed between borrower & lender. (PFC)	[535.8(4)(a)] As agreed between borrower & lender. (PFC)	NOT ALLOWED. Absent in [535.10(3)].
CREDIT REPORT	[535.8(4)(b)(1)(a)] Cost to lender.	[537.2501(1)(e)(5)] Cost to lender.	[535.8(4)(b)(1)(a)] Cost to lender.	[535.8(4)(b)(1)(a)] Cost to lender.
3RD PARTY DOCUMENT PREPARATION FEE	NOT ALLOWED. Absent in [535.8(4)(b)].	[537.2501(1)(e)(2)] Cost to lender. However, 12 USC § 2610 prohibits fees for preparation of TIL & RESPA statements on "federally-related mortgages" as defined in 12 USC § 2602.	[537.2501(1)(e)(2)] Cost to lender. However, 12 USC § 2610 prohibits fees for preparation of TIL & RESPA statements on "federally-related mortgages" as defined in 12 USC § 2602.	[537.2501(1)(e)(2)] Cost to lender. However, 12 USC § 2610 prohibits fees for preparation of TIL & RESPA statements on "federally-related mortgages" as defined in 12 USC § 2602.
FLOOD ZONE DETERMINATION	[Nat'l Flood Act] Cost to lender.	[Nat'l Flood Act] Cost to lender.	[Nat'l Flood Act] Cost to lender.	[Nat'l Flood Act] Cost to lender.
INSPECTION FEE	[535.8(4)(b)(1)(f)] Cost to lender.	[537.2501(1)(e)(5)] Cost to lender.	[535.8(4)(b)(1)(f)] Cost to lender.	[535.8(4)(b)(1)(f)] Cost to lender.
INTEREST REDUCTION FEE OR PAYMENT REDUCTION FEE	[535.8(5)] As agreed between borrower & lender. (PFC) *pre-disclosure required	NOT ALLOWED. Absent in Chapter 537.	[535.8(5)] As agreed between borrower & lender. (PFC) *pre-disclosure required	NOT ALLOWED. Absent in [535.10(3)].
LATE CHARGES	[535B.12] Allowed as stated in mortgage documents.	[537.2502(1)] Payment must be beyond 10 days past due. For precomputed loan, greater of 5% of the installment payment due (capped at $30) or amount of deferral per [537.2502(1)(a)]. For interest-bearing loan, not to exceed 5% of the unpaid installment (capped @ $30) per [537.2502(1)(b).	[537.2502(1)] Payment must be beyond 10 days past due. For precomputed loan, greater of 5% of the installment payment due (capped at $30) or amount of deferral per [537.2502(1)(a)]. For interest-bearing loan, not to exceed 5% of the unpaid installment (capped @ $30) per [537.2502(1)(b).	[535.10(3)(b), 537.2502(4)] Not to exceed $15 on any payment not paid in full when due.
LOAN ORIGINATION FEE OR LOAN PROCESSING FEE	[535.8(4)(a)] Combined with broker fee which together can not exceed 2% of principal (1% on refinance with same borrower & same lender). (PFC)	[537.2501(1)(e)(5)] Combined with broker fee which together can not exceed 2% of principal (1% on refinance with same borrower & same lender). (PFC)	[535.8(4)(a)] Combined with broker fee which together can not exceed 2% of principal (1% on refinance with same borrower & same lender). (PFC)	[535.10(3)] As agreed between borrower and lender.
MTG GUARANTEE INSURANCE	[535.8(4)(b)(1)(g)] Cost to lender. (PFC)	[537.2501(1)(e)(5)] Cost to lender.	[535.8(4)(b)(1)(g)] Cost to lender. (PFC)	[535.8(4)(b)(1)(g)] Cost to lender. (PFC)
3RD PARTY NOTARY FEE	NOT ALLOWED. Absent in [535.8(4)(b)].	[537.2501(1)(e)(4)] Cost to lender.	[537.2501(1)(e)(4)] Cost to lender.	[537.2501(1)(e)(4)] Cost to lender.
PREPAYMENT PENALTY	[535.9] NOT ALLOWED.	[537.2509, 537.2510, 537.3203] NOT ALLOWED.	[535.9, 537.2509, 537.2510, 537.3203] NOT ALLOWED.	[535.10(1)(c), 537.2509, 537.2510, 537.3203] NOT ALLOWED.
COUNTY RECORDER FEES (OFFICIAL FEES)	[535.8(4)(b)(1)(e)] Cost to lender.	[537.2501(1)(a)] Cost to lender.	[535.8(4)(b)(1)(e), 537.2501(1)(a)] Cost to lender.	[535.8(4)(b)(1)(e)] Cost to lender.
REGISTRATION, CERTIFICATE OF TITLE, OR LICENSE FEES	NOT ALLOWED. Absent in [535.8(4)(b)].	[537.2501(1)(c)] Cost to lender.	[537.2501(1)(c)] Cost to lender.	[537.2501(1)(c)] Cost to lender.
SURVEYING OF PROPERTY	[535.8(4)(b)(1)(h)] Cost to lender.	[537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(b)(1)(h), 537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(b)(1)(h)] Cost to lender.
SETTLEMENT OR CLOSING FEE	[535.8(4)(b)(1)(k)] Bona fide and reasonable fee paid to a third party.	[537.2501(1)(e)(5)] Bona fide and reasonable fee paid to a third party.	[535.8(4)(b)(1)(k)] Bona fide and reasonable fee paid to a third party.	[537.2501(1)(e)(5)] Bona fide and reasonable fee paid to a third party.
TERMITE INSPECTION	[535.8(4)(b)(1)(i)] Cost to lender.	[537.2501(1)(e)(5)] Cost to lender.	[535.8(4)(b)(1)(i)] Cost to lender.	[535.8(4)(b)(1)(i)] Cost to lender.
TITLE GUARANTY ISSUED BY IOWA FINANCE AUTHORITY	[535.8(4)(b)(1)(j)] Cost to lender.	[537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(b)(1)(j), 537.2501(1)(e)(1)] Cost to lender.	[535.8(4)(a)(1)(j)] Cost to lender.
TITLE INSURANCE	NOT ALLOWED. Absent in [535.8(4)(b)].	[537.2501(1)(e)(1)] Cost to lender.	[537.2501(1)(e)(1)] Cost to lender.	[537.2501(1)(e)(1)] Cost to lender.

***COLLECTION OF ANY FEE OR COST OTHER THAN THOSE SPECIFICALLY DESCRIBED HEREIN IS PROHIBITED.** However, additional costs incurred in connection with a HAL may be collected by a state-chartered "financial institution" to the extent permitted under applicable federal law

"Financial Institution" means and includes any bank incorporated under the provisions of any state or federal law, any savings and loan association or savings bank incorporated under the provisions of state or federal law, or any credit union organized under the provisions of any state or federal law

"Lender" means a person who makes or originates a loan; a person who is identified as a lender on the loan documents; a person who arranges, negotiates, or brokers a loan; and a person who provides any goods or services as an incident to or as a condition required for the making or closing of the loan.

"Threshold Amount" means the threshold amount, as determined by 12 C.F.R. §1026.3(b), in effect during the period the consumer credit transaction was entered into; "threshold amount" is $66,400 for 2023.

1 Junior lien "Home Acquisition Loan" of the "threshold amount" or less, or loan of the "threshold amount" or less that is refinance of "Home Acquisition Loan" whether 1st lien or junior lien, would be a "Home Acquisition/Consumer Loan Combination"

PFC Prepaid Finance Charge