



# Pricing Schedule - MERS<sup>®</sup> System

## Membership Types and Fees

Lite	Lite-Restricted (Lite-R)	MERS <sup>®</sup> Link
<p>Membership Fee</p> <p><b>\$264</b>/yr</p> <p>A Member that closes MOM loans and sells and transfers all MERS Loans along with servicing rights within 120 days of the Note Date.</p>	<p>Membership Fee</p> <p><b>\$150</b>/yr</p> <p>A Member that closes MOM loans for immediate sale to an Investor that will register the loans on MERS<sup>®</sup> System. Lite-R Members do not have the MERS<sup>®</sup> System access necessary to register loans or perform other MIN Record transactions.</p>	<p>Membership Fee</p> <p><b>\$250</b>/yr</p> <p>A Member that accesses MERS<sup>®</sup> System to retrieve summary information regarding mortgage loans registered on MERS<sup>®</sup> System, including the loan's current Servicer and any Property Preservation Company associated with the property.</p>
Patron	Patron - MERS <sup>®</sup> eRegistry	General
<p>Membership Fee</p> <p><b>\$1,000</b>/yr</p> <p>A Member that is an Investor, Subservicer, Warehouse Lender, or other Associated Member for MERS Loans. This membership category also applies to Vendors (including Signing Authority Agreement vendors or law firms) that provide services to other Members.</p>	<p>Membership Fee</p> <p><b>\$264</b>/yr</p> <p>A Member that will originate eNotes that will be registered on MERS<sup>®</sup> eRegistry and Mortgage Electronic Registration Systems, Inc. will not be the mortgagee on related mortgages and mortgages will not be registered on MERS<sup>®</sup> System.</p>	<p>Membership Fee</p> <p><b>Varies</b></p> <p><i>See table below to determine appropriate membership tier.</i></p> <p>A Member that services MERS Loans. There are four tiers of General membership based on annual volume of loan originations or servicing (whichever is greater).</p>



## General Membership Tier Table

Membership Tier	The applicable membership fee corresponds to the highest of the four tiers that applies to a company's total annual loan origination or servicing portfolio volume.		Annual Membership Fee
	Annual Loan Origination Volume	Size of Servicing Portfolio	
Tier 1	Under \$250 Million	Under \$2 Billion	\$500
Tier 2	\$250 Million - \$1 Billion	\$2 Billion - \$10 Billion	\$2,000
Tier 3	>\$1 Billion - \$10 Billion	>\$10 Billion - \$50 Billion	\$5,500
Tier 4	>\$10 Billion	>\$50 Billion	\$7,500

## MERS® System Transaction Fees

Transaction (see Note below)	Fee (per Transaction)
MOM and Non-MOM Registration <sup>1</sup>	\$24.95
Pre-Closing Registration	\$2.00
Post-Closing Registration (completes associated Pre-Closing Registration)	\$22.95
iRegistration (MERS is not mortgagee, loan registered for tracking purposes only)	\$0.00
iRegistration Conversion to Non-MOM	\$24.95
All Transfers (MOM, Non-MOM, iRegistration)	\$0.00
Transfer to Non-MERS Status	\$2.00
Certificate Processing Fee	\$10.00

### Note:

1. When a loan's security instrument with MERS as Mortgagee is registered on MERS® System, the eNote may be registered on MERS® eRegistry at no additional charge. To qualify for free registration on MERS® eRegistry, the same MIN must be used to register the Security Instrument on MERS® System and the eNote on MERS® eRegistry.



# Pricing Schedule - MERS<sup>®</sup> eRegistry

MERS<sup>®</sup> eRegistry Participants are not subject to an additional membership fee, as usage is covered under the MERS<sup>®</sup> System membership fee. Transactional and other related fees do apply.

For each transaction, the Requesting Party is billed. The Requesting Party is the Participant that initiated the MERS<sup>®</sup> eRegistry transaction.

Transactions (see Note below)	Fee (per Transaction)
eNote Registration <sup>2</sup> (Security Instrument also registered on MERS <sup>®</sup> System)	\$0.00
eNote Registration <sup>2</sup> (Security Instrument not registered on MERS <sup>®</sup> System)	\$8.95
All Transfers	\$0.00
eDelivery	\$0.00
Converted to Paper Deactivation	\$15.00

## Note:

2. If a Registration is requested by a Delegatee for Transfer (DFT), the DFT is billed the Registration fee. To qualify for free registration on MERS<sup>®</sup> eRegistry, the same MIN must be used to register the Security Instrument on MERS<sup>®</sup> System and the eNote on MERS<sup>®</sup> eRegistry.

## Other MERS<sup>®</sup> eRegistry Fees

- New Broker Membership fee (charged to the Delegatee when a new eRegistry Broker is activated on MERS<sup>®</sup> eRegistry): \$50.00
- Annual Broker Renewal fee (charged to the Delegatee when an eRegistry Broker's membership is due for renewal): \$10.00
- eRegistry Certificate Processing fee: \$100.00 per loan. Fee charged to a Controller when MERSCORP Holdings processes a Certificate to update an eNote Record on behalf of the Controller.

## Miscellaneous Fees

- **EXTERNAL RESEARCH FEE:** \$95.00 charged for each loan requiring additional research because the MERS<sup>®</sup> System does not reflect the correct information.
- **RETURNED PAYMENT FEE:** \$25.00 per item.
- **TRAINING:** Complimentary training available to new MERS<sup>®</sup> System Members. Other options include:
  - On-demand training via the MERS<sup>®</sup> Learning Center - Complimentary
  - Customized training sessions conducted via conference call - \$400 per session
  - Customized training sessions at a Member's site - \$750 per day, plus trainers' travel expenses
- **VALUE-ADDED SERVICES:** Value-added services are priced and agreed to before service is rendered.
- **OTHER FEES:** Other fees as indicated in the MERS<sup>®</sup> System Rules of Membership.