



Pricing Schedule - MERS® System

Membership Types and Fees

Membership Type	Membership Description	Annual Membership Fee
Lite	A Member that closes MOM loans and sells and transfers all MERS Loans along with servicing rights within 120 days of the Note Date.	\$264
Lite-Restricted (Lite-R)	A Member that closes MOM loans for immediate sale to an Investor that will register the loans on the MERS® System. Lite-R Members do not have the MERS® System access necessary to register loans or perform other loan transactions	\$150
Patron	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	\$1,000
General	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).	Varies – See table below to determine appropriate membership tier

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



Transaction Fees

MOM and Non-MOM Loans	Amount (per loan)
Registration (Flow & Seasoned) ¹	\$ 11.95
Pre-closing registration	0.97
Post-closing registration (after paying pre-closing registration fee of \$0.97)	10.98
Seasoned servicing transfer ²	11.95
Seasoned Intracompany transfer	2.50
Transfer to non-MERS status	1.00
Certificate Processing Fee	10.00

iRegistrations	Amount (per loan)
iRegistration	\$ 0.97
Conversion of iRegistration to non-MOM	10.98
iRegistration Seasoned servicing transfer	0.97
iRegistration Seasoned Intracompany Transfer	0.97
iRegistration Transfer to non-MERS status	0.97

NOTES:

1. When a loan's security instrument with MERS® as mortgagee is registered on the MERS® System, and the eNote is also registered on the MERS® eRegistry, a discount of \$1.00 is granted for the second registration and the combined total charge for both registrations will equal \$15.90.
2. A Seasoned servicing transfer fee will be charged when the transfer date is greater than 270 days from the note date. When the transfer date is 270 days or less from the note date, then the transaction is a



Flow transfer, which bears no charge. Intracompany transfers follow this logic. Also, there are currently no transaction fees for transfers of beneficial rights.

Pricing Schedule - MERS® eRegistry

MERS® eRegistry Participants are not subject to an additional membership fee, as usage is covered under the MERS® 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 submitted the transaction to the MERS® eRegistry.

Transactions (see Notes below)	Amount (per Transaction)
eNote Registration* <i>If a Registration is requested by a Delegatee for Transfer (DFT), the DFT will be billed for the registration fee.</i>	\$ 4.95
Transfer of control—seasoned loan**	2.00
eDelivery <i>An eDelivery can be sent to a maximum of 10 recipients. If one or more of the recipients accepts the eDelivery, the Requesting Party is billed a total of \$0.10 for the transaction.</i>	\$0.10
eNote conversion to paper	10.00
Transfer to proprietary registry	2.00

Other MERS® eRegistry related charges

- New broker membership fee (charged to the delegatee when a new eRegistry broker is activated on the MERS® eRegistry): \$50.00
- Annual broker renewal fee (annual 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

Miscellaneous charge:



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- Returned payment fee: \$25.00 per item.

Notes:

**When a loan's security instrument with MERS® as mortgagee is registered on the MERS® System, and the eNote is also registered on the MERS® eRegistry, a discount of \$1.00 is granted for the second registration and the combined total charge for both registrations will equal \$15.90.*

***A Transfer of Control-seasoned loan fee will be charged when the transfer date is greater than 270 days from the note date. When the transfer date is 270 days or less from the note date, then the transaction is a Transfer of Control-flow loan which bears no charge.*



Pricing Schedule - MERS® Link

A subscription to MERS® Link is available for \$250.00 per year. Click [here](#) to learn how to subscribe. Companies may also access MERS® Link through their paid membership to the [American Land Title Association](#).

For Government Institutions: Federal, State and local government entities can subscribe to MERS® Link at no cost.

A returned payment fee charge is \$25.00 per item.

Miscellaneous Charges

- **EXCESS MAIL FEE:** \$12.00 charged for each document as defined in Rule 5, Section 4 of the MERS® System Rules of Membership.
 - **EXTERNAL RESEARCH FEE:** \$95.00 charged for each loan requiring additional research because the MERS® System does not reflect the correct information.
 - **PHYSICAL DELIVERY FEE:** Members who request physical delivery of service of process documents, in addition to receiving them electronically, will incur a \$2.00 per document charge.
 - **RETURNED PAYMENT FEE:** \$25.00 per item.
 - **TRAINING:** Complimentary training is available to new MERS® System Members via conference call. Subsequent training options include:
 - Customized training sessions conducted via conference call - \$150 per session
 - Customized training sessions at a Member's site - \$750 per day, plus trainers' travel expenses
 - Webinars - \$35 per connection for standard sessions; higher fees apply for select sessions
 - **VALUE-ADDED SERVICES:** Any value-added services are priced, disclosed and agreed to with members prior to the service being rendered.
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Definition of Terms

- **CERTIFICATE PROCESSING FEE:** Fee charged to the current servicer after MERS performs an authorized transaction to reflect that servicer on the MERS® System. This fee is charged in addition to the applicable transaction fee.
- **CONVERSION OF iREGISTRATION TO NON-MOM FEE:** Charged to the servicer when a Conversion transaction is performed on the MERS® System to change the MOM indicator on a MIN from an iRegistration to Non-MOM because the loan was assigned to MERS.
- **SEASONED INTRACOMPANY TRANSFER FEE:** Fee charged to the transferor when a seasoned servicing transfer transaction is performed on the MERS® System between two Org IDs associated pursuant to a Primary/Secondary Relationship Agreement.
- **iREGISTRATION FEE:** Loan registered on the MERS® System for informational purposes only where Mortgage Electronic Registration Systems, Inc. is not the mortgagee or assignee.
- **PRE-CLOSING REGISTRATION FEE:** Charged to the member that registers a loan on the MERS® System prior to the loan's closing date.
- **POST-CLOSING REGISTRATION FEE:** Charged to the member that activates a loan previously registered as a Pre-Closing loan on the MERS® System, usually after the loan has closed.
- **REGISTRATION FEE:** Registration of loans onto the MERS® System.
- **SEASONED SERVICING TRANSFER FEE:** Charged to the transferor when a seasoned servicing transfer transaction is performed on the MERS® System between two parties that are *not* associated pursuant to a Primary/Secondary Relationship Agreement.
- **TRANSFER TO NON-MERS STATUS FEE:** Charged to the member who initiates a MERS® System transaction used to deactivate a MIN Record on a loan that has been sold to a non-MERS member.