

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

## Membership Types and Annual Fees

| General   |   |  |
|---|---|--|
| Membership Fee<br><h1>Varies</h1> <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). See table <a href="#">below</a> to determine appropriate membership tier.</p>                       |   |  |
| Patron  | Patron MERS <sup>®</sup> eRegistry  | RON Closing Provider   |
| Membership Fee<br><h1>\$1,000</h1> <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> | Membership Fee<br><h1>\$264</h1> <p>A Member that originates 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>      | Membership Fee<br><h1>\$264</h1> <p>A Member that provides remote online notarization services and uploads its RON videos to the MERS<sup>®</sup> RON Video Storage solution.</p>  |
| Lite  | Lite-Restricted (Lite-R)  | MERS <sup>®</sup> Link   |
| Membership Fee<br><h1>\$264</h1> <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>   | Membership Fee<br><h1>\$150</h1> <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> | Membership Fee<br><h1>\$250</h1> <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> |

## General Membership Tier Table

| Membership Tier | Annual Loan Origination Volume | Size of Servicing Portfolio  | Annual Membership Fee |
|-----------------|--------------------------------|------------------------------|-----------------------|
| 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               |

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.

## MERS® System Transaction Fees

| Transaction (see notes 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                |
| Lien Release Request Submitted to Simplifile Document Builder™ <sup>2</sup>       | \$1.00                |
| Certificate Processing Fee  | \$10.00               |

### Transaction Fee Notes:

- MOM and Non-MOM Registration:** 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.
- Lien Release Request Submitted to Simplifile:** Only applicable to a Member participating in the optional Automated Document Request service. The fee is billed by Simplifile through their existing invoicing process for each lien release created in Simplifile Document Builder™ based on a request submitted by MERS® System as part of a successfully completed *Paid in Full* deactivation. This fee is in addition to the separate fee charged by Simplifile for the creation and/or eRecording of the lien release.

## MERS® eRegistry - Participant Fees

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 initiated the transaction on MERS® eRegistry.

| Transactions (see note below)   | Fee (per transaction) |
|---|-----------------------|
| eNote Registration <sup>3</sup> (Security Instrument also registered on MERS® System) | \$0.00                |
| eNote Registration <sup>3</sup> (Security Instrument not registered on MERS® System)  | \$8.95                |
| All Transfers   | \$0.00                |
| eDelivery   | \$0.00                |
| Converted to Paper Deactivation   | \$15.00               |

### Note:

- 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® eRegistry, the same MIN must be used to register the Security Instrument on MERS® System and the eNote on MERS® eRegistry.

### Other MERS® eRegistry Fees

- New Broker Membership fee (charged to the Delegatee when a new eRegistry Broker is activated on MERS® 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

- Returned Payment Fee:** \$25.00 per item.
- External Research Fee:** \$95.00 charged for each loan requiring additional research because the MERS® System does not reflect the correct information.
- Other Fees:** Other fees as indicated in the MERS® System Rules of Membership.
- Value-added Services:** Any value-added services are priced, disclosed, and agreed to with members prior to the service being rendered.
- Training:** Complimentary on-demand training courses are available to all MERS® System Members through ICE Mortgage Technology Academy. Courses cover processes and requirements related to using the MERS® System, MERS® Registry, and the Corporate Resolution Management System. Visit the [Training](#) page of our Member website for additional details.

# MERS® RON Video Storage - Participant Fees

## MERS® RON Video Storage Fees

| Fee Description          | Amount        |
|--------------------------|---------------|
| RON Video Submission     | \$1.00        |
| RON Video Onboarding     | \$1.00        |
| RON Video Retrieval      | \$5.00        |
| Monthly RON Video Access | .10¢ per loan |

## RON Video Storage Fee Notes

- The RON Video Storage fees are applicable only to Members that agree to participate in the RON Video Storage solution. The fees generally appear on the Member's invoice in the month in which the billable event occurs.
- The **RON Video Submission** fee is charged to the Member that uploads a video to the RON Video Storage solution.
- The **RON Video Retrieval** fee is charged to the Member that downloads a video from the RON Video Storage solution.
- The **RON Video Onboarding** fee is charged to a Member that becomes a new Rights Holder for a loan that has a RON Video stored in the RON Video Storage solution.
- The **Monthly RON Video Access** fee is a per-loan fee charged to the current Rights Holders of a registered loan that has a RON Video stored in the RON Video Storage solution. A Member holding multiple Rights Holder positions on a registered loan is charged one Monthly RON Video Access Fee per MIN even when it is a Rights Holder for the loan on both MERS® System and MERS® eRegistry.
- The **RON Video Onboarding** and **Monthly RON Video Access** fees apply to Members named as the following Rights Holders on a registered loan:
  - MERS® System Investor, Servicer, and Subservicer
  - MERS® eRegistry Controller, Master Servicer, and Subservicer