



NOTE SERVICING FEES

Thank you for your interest in Timberland Bank's Note Servicing. We offer a wide range of services to sellers and buyers involved in private contracts, whether secured by real estate, secured by personal assets, or unsecured. Consider these advantages:

- ◆ **Professional record keeping.** Timberland accepts and records all payments made on the contract, reports the interest paid to the IRS, and provides tax statements to both buyer and seller annually. Our system can also remind the buyer of a late payment and assess and track late charges (when applicable).
- ◆ **Timely notification.** Each time a payment is received on the account, a notice is mailed to the seller showing the date, amount paid and disbursements.
- ◆ **Reserve accounts.** We can set up reserves to pay hazard insurance, flood insurance, property taxes, or other required disbursements.
- ◆ **Disbursements.** The seller may choose to receive their payments as a deposit to their Timberland Bank checking, savings or loan account, or we will be happy to mail a check or an ACH to another bank of your choice. Monthly fees are based on how the seller receives their disbursements (see fee schedule attached).
- ◆ **22 Convenient Locations.** Payments may be made by mail to our Hoquiam office at: 624 Simpson Ave., Hoquiam, WA 98550 or in person to any of our 22 convenient locations in Western Washington.
- ◆ **Competitive Fee Schedule.** Timberland charges a one-time set up fee of \$175.00 (\$275.00 with reserves.) You'll find this among the most competitive in the state!
- ◆ **Low Fee Schedule.** Our monthly fee schedule varies but allows you to manage your account with the level of service you require.
- ◆ **Friendly Customer Service.** Our Note Servicing Department is at your service Monday through Thursday from 8:30am to 5:00pm and Fridays from 9:00am to 6:00pm. Please call (360) 533-4747 and ask for the Note Servicing Department.



Buyer Initials: _____

Seller Initials: _____

Initial, one-time set-up fee	\$175.00	
Initial, one-time set-up fee with reserves (Taxes &/or Insurance)	\$275.00	
Funds disbursed to a Timberland account (\$1 each additional disbursement)	\$ 7.00	Per month
Funds disbursed by check (\$5 each add'l check)	\$ 15.00	Per month
Funds disbursed by ACH (\$3.00 each additional disbursement)	\$11.00	Per month
Buyer Receipt	\$ 2.00	Per month
Monthly Reserve Maintenance	\$ 6.00	Per month
Buyer/Seller Assignment	\$100.00	
Name Change/Record Adjustment	\$15.00	
Cancellation fee	\$ 60.00	
Fax Fee/Email Fee	\$15.00	
NSF check fee charge to buyer	\$ 30.00	Per occurrence
Past due reminder to buyer	\$ 2.00	Per month
Payoff quote	\$ 15.00	
Payoff fee	\$ 60.00	
Replacement check	\$ 25.00	
Replacement 1099 or 1098	\$ 10.00	
Replacement statements	\$ 2.00	
Amortization Schedule	\$10.00	
Research fee/min 1 hour charge	\$30.00	Per hour
Verification of mortgage	\$ 10.00	
Wire fee	\$ 30.00	