

Zdenek Law Firm, PA

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TO: Lenders and Brokers

The time has finally arrived. On January 1, 2010, and sooner for most of us, the sweeping changes to RESPA will take hold. Lenders, attorneys and realtors alike will embrace those changes (hopefully) and if the Department of Housing and Urban Development (HUD) is correct, these changes will go a long way toward educating consumers and allowing a potential borrower to be a better "shopper" as it relates to getting a loan.

Of course, change sometimes takes some getting used to, and to that end we hope that what we are doing here in our office will serve to alleviate some concerns that you may have during this transition period. I just finished taking my 4th continuing education class on RESPA reform and feel that I have a good handle on the changes. Please know that my door, and my phone line, is always open should you have any questions about the reform. If I don't know, I'll find out. Also, if your office would like an in-house overview of the changes, I have been working in conjunction with a couple of different title companies to go out and make a short presentation on the changes and field questions you may have moving forward.

I have attached our new fee sheet for closings. As you know, if we are lucky enough to be on your list of vendors, our fees must ultimately fall within 10% of the quote on your good faith estimate. The attached fee sheet now incorporates any non-settlement fees such as copy, email, fax, etc all into one "settlement" fee so that there is less confusion when you are quoting these services on your GFE.

Finally, I want to thank you all for your business and your confidence in our office. Our clients are our livelihood, and I try never to lose sight of the fact that we are all a team trying to get to the same ultimate goal, and that is of course to "Close". Thanks for making us a part of that process, and please let us know if we can do anything to make your life easier.

Sincerely,

Jeffrey D. Zdenek
Zdenek Law Firm, PA

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FEE SCHEDULE Effective 11/1/2009

Refinance**	\$500
Purchase**	\$550
Equity Line-stand alone	\$350
Equity Line-with 1 st Mtg.	\$250
**Purchases (1,000,000.00 and up)	\$1,000.00
**Refinances (1,000,000.00 and up)	\$750
**Foreclosures/short sales	\$650
** HUD closings	\$750
Manufactured Home closings (If not deemed real estate yet)	\$750
Deed/Lien Waiver Prep.	\$125
Mortgage Cancellation Fee (per mtg.) <i>(charged to seller on purchases only)</i>	\$35
Specific Power of Attorney	\$50
Freetrader Agreement	\$100
Quitclaim Deed	\$75
Subordination Agreement <i>(Add \$25 if Subst. of Trustee is needed)</i>	\$150
Escrow Agreements	\$250 and up
Hourly rate for Contract Review, Consultations, Letters, etc.	\$200/Hour

Thank You!
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