

Iowa Fees

Fee Name	Lender Permissible	Broker Permissible	Third Party Permissible	Included in APR
Appraisal Fee	Yes	Yes	Yes	No
Attorney Fees	Yes	Yes	Yes	Yes
Closing Agent Fee	Yes	Yes	Yes	Yes
Commitment Fee	Yes	Yes	Yes	No
County Recorder's Fees	Yes	Yes	Yes	No
Credit Report Fee	Yes	Yes	Yes	No
Document Preparation Fee	No	No	Yes	No
Flood Certification Fee	Yes	Yes	Yes	No
Inspection Fees	Yes	Yes	Yes	No
Late Payment Fee	Yes	N/A	Yes	No
Miscellaneous Charges – IA Mortgage Guarantee Insurance Charge	Yes	N/A	Yes	No
IA Title Guaranty	Yes	Yes	Yes	No
Notary Fees	Yes	Yes	Yes	No
Origination Fee	Yes	Yes	Yes	No
Payment Reduction Fee (Discount Points)	Yes	Yes	Yes	No
Processing Fees	Yes	Yes	Yes	Yes
Settlement Agent Fee	Yes	Yes	Yes	Yes
Survey Fee	Yes	Yes	Yes	No
Tax Service Fee	No	No	No	N/A
Termite Inspection	Yes	Yes	Yes	No
Title Examination Charges	Yes	Yes	Yes	No
Title Search Charges (Abstract)	Yes	Yes	Yes	No
Underwriting Fee	No	No	No	N/A

Permissible Fees – A borrower may be charged by a lender or broker, in connection with a loan, a loan origination or processing fee, a broker fee, or both, which together do not exceed 2% of the principal loan amount. However, in the case of an assumption or a refinancing between the same borrower and lender, the maximum amount is reduced to a reasonable estimate of the expenses of processing the assumption or refinancing but not to exceed 1% of the unpaid balance of the loan that is assumed or refinanced. *Note: No additional amount may be charged on new money. Such charges are not expressly authorized by law, and thus they are prohibited.*

Discount Points – A lender or broker may charge a “payment reduction fee”, characterized as a fee to make a loan on all of the same terms except at a lower interest rate and with the lower payments resulting from the lower interest rate, if certain disclosure requirements are met. Iowa Code Ann. §535.8(5).

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