

Per the Multifamily Selling and Servicing Guide Part V, Chapter 4, Section 402: Retention of Outside Legal Counsel, Fannie Mae may retain outside legal counsel to review certain matters. Before legal work begins, the Servicer must obtain the Borrower's written agreement to pay all associated legal fees and expenses. The legal fee is either a fixed fee or an estimated fee, depending on the request. For an estimated fee, Borrower must agree to pay the legal fee based on the actual time spent by outside counsel on the request, regardless of the estimate. For a fixed fee estimate, the fixed fee schedule is:

REQUEST TYPE	LEGAL FEES (FIXED)	FANNIE MAE FEE
Achievement Agreement Extension	\$1,500	\$0
Assumptions/Transfers ¹	\$5,000	50 bps
Collateral Addition	\$3,000	\$0
Commercial Lease (Cell Tower/Antennae)	\$3,500 ²	\$0
Commercial Lease (SNDA)	\$3,000	\$0
Completion/Repair Completion Date Extension	\$1,500	\$0
Condemnation	\$2,500	\$0
Condominium Conversion	\$3,000	\$0
Conversion of Use	\$3,000	\$0
Easement	\$3,000	\$0
Oil, Gas, or Mineral Rights Lease	\$3,000	\$0
Partial Release of Collateral	\$3,000	\$0
Property Management Change	\$3,000	\$0
Legal Regulatory Agreement (i.e., a LURA)	\$2,500	\$0
Subordinate Financing	\$3,500	\$2,500

- (1) For Assumptions and Transfers, the estimated legal fee is \$5,000, but the Borrower will be charged for the actual legal time spent on the request. Fannie Mae's fee is based on the Unpaid Principal Balance as of the Assumption/Transfer date.
- (2) For Cell Tower/Antennae Leases involving an assignment or sale of the lease to a third party with a request to subordinate Fannie Mae's interest in the Lease and/or Security Interest. Reviews of typical Cell Tower/Antennae Leases that do not include a request to subordinate Fannie Mae's interest in the Lease and/or Security Interest will be charged the Commercial Lease (SNDA) fee.