

**REDEVELOPMENT AUTHORITY OF MONTGOMERY COUNTY, PA  
SCHEDULE OF APPLICATION, CLOSING & ADMINISTRATIVE FEES**

**I. REVENUE BOND FINANCING, TAX INCREMENT FINANCING**

**A. APPLICATION FEE:**

A flat fee of \$2,000 is due and payable at the time the Authority agrees to borrow funds or sponsor an application on behalf of the beneficial party. Includes TEFRA advertisement when applicable.

**B. CLOSING FEE – NEW ISSUE:**

1 <sup>st</sup> and 2 <sup>nd</sup> \$10 million:	.30%
3 <sup>rd</sup> \$10 million:	.15%
Over \$30 million	.05%

<u>Example</u>	<u>Fee</u>	<u>Basis Points</u>
\$1 million	\$ 3,000	30
\$5 million	\$ 15,000	30
\$10 million	\$ 30,000	30
\$20 million	\$ 60,000	30
\$30 million	\$ 75,000	25
\$40 million	\$ 80,000	20
\$50 million	\$ 85,000	17
\$60 million	\$ 90,000	15
\$70 million	\$ 95,000	13.6
\$80 million	\$100,000	12.5
\$90 million	\$ 105,000	11.7
\$100 million	\$ 110,000	11
\$180 million	\$ 150,000	8.3

**CAP - \$150,000**

**REFUNDINGS**

25 Basis Points (.25%) for refundings of existing RDA bonds.

Additionally, the Authority will be reimbursed for all legal and consulting fees as well as out of pocket expenses.

**C. ANNUAL FEES:**

To be determined based on scope and term.

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**D. EXCEPTIONS:**

Exceptions may be granted from either closing or annual fees based upon application by a developer for reduced fees and evidence from the developer that some or all of the following will result:

1. Project will not be feasible “but for” reduced fees.
2. Project will serve greater number of very-low and low income families if reduced fees are granted.
3. Project will serve very-low and low income families for a longer period if reduced fees are granted.
4. Project developer is a nonprofit organization.
5. Other benefits (demonstrated by developer) will result for the public from reduced fees.

**II. INDUSTRIAL SITES REUSE PROGRAM (ISRP), LOCAL SHARE ACCOUNT (LSA), ENTERPRISE ZONE LOANS (EZ RLF), BUSINESS IN OUR SITES (BIOS), KEYSTONE COMMUNITIES PROGRAM (KCP), BROWNFIELDS REVOLVING LOAN (BF RLF), INFRASTRUCTURE FACILITIES IMPROVEMENT PROGRAM (IFIP)**

**A. APPLICATION FEE:**

A flat, nonrefundable fee of \$1,000 is due and payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

**B. CLOSING FEE:**

1.0% of the financing amount payable prior to the first disbursement of funds. This fee covers Authority costs related to requirements for contract administration, accounting and annual audits.

**III. REDEVELOPMENT ASSISTANCE CAPITAL GRANTS**

**A. APPLICATION FEE:**

A flat, nonrefundable fee of \$1,000 is due and payable at the time the Authority agrees to sponsor an application on behalf of a beneficial party.

**B. CLOSING FEE:**

1.0% of the financing amount payable at the first disbursement of funds. This fee covers Authority costs related to requirements for contract administration, accounting and annual audits.

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**IV. MONTCOFORWARD LOAN PROGRAM**

**A. APPLICATION FEE:**

A non-refundable flat fee of \$1,000 is due and payable at the time of Application for the MontcoForward Loan Program.

**B. CLOSING FEE:**

A non-refundable Closing Fee equivalent to 1% of the Loan Amount extended will be due and payable by Borrower at the time of Closing upon the Loan.

**C. ADMINISTRATIVE AND SOLICITOR FEES:**

At the time of Closing, Borrower shall pay all administrative, solicitor, and third party service provider fees incurred by the Authority in the processing, underwriting, and administration and closing of the loan application. If Closing does not occur, Borrower shall reimburse the Authority for the foregoing expenses within ten (10) days of receipt of invoice from the Authority regarding the same.

\*Solicitor and Authority rates are included hereinbelow for reference. The fees and rates herein may be subject to change without further notice to Borrower. Borrower is responsible for confirming the fees and rates in effect at the time of application. The foregoing fee schedule represents those fees which will be charged by the Authority and do not include other normal closing costs such as document costs, recording costs, bank fees, title insurance, borrower's attorney fees, mortgage satisfaction costs, appraisal costs, judgment and lien search fees, and such other costs which may be incurred in relation to the Borrower's loan application.

**V. PIDA LOAN PROGRAM**

**A. APPLICATION FEE:**

A non-refundable flat fee of \$1,000 is due and payable at the time of Application for the PIDA Loan Program.

**B. CLOSING FEE:**

A non-refundable Closing Fee equivalent to 1% of the Loan Amount extended will be due and payable by Borrower by Borrower as follows:

- One-half (1/2) of the Closing Fee (.5% of the Loan Amount) shall be due and payable at the time of Loan Approval.
- One-half (1/2) of the Closing Fee (.5% of the Loan Amount) shall be due and payable at the time of Closing.

**C. ADMINISTRATIVE AND SOLICITOR FEES:**

At the time of Closing, Borrower shall pay all administrative, solicitor, and third party service provider fees incurred by the Authority in the processing, underwriting, and administration and closing

of the loan application. If Closing does not occur, Borrower shall reimburse the Authority for the foregoing expenses within ten (10) days of receipt of invoice from the Authority regarding the same.

\*PIDA may charge additional fees in relation to any loan applications and loans originated under the PIDA Loan Program, including without limitation, a non-refundable loan commitment fee in the amount of 1% of the approved loan amount for loans greater than \$400,000, due and payable by Borrower at the time of loan commitment. Borrower is solely responsible for verifying any fees due to PIDA in relation to loan applications pursuant to the PIDA Loan Program.

\*\*Solicitor and Authority rates are included hereinbelow for reference. The fees and rates herein may be subject to change without further notice to Borrower. Borrower is responsible for confirming the fees and rates in effect at the time of application. The foregoing fee schedule represents those fees which will be charged by the Authority and do not include other normal closing costs such as document costs, recording costs, bank fees, title insurance, borrower's attorney fees, mortgage satisfaction costs, appraisal costs, judgment and lien search fees, and such other costs which may be incurred in relation to the Borrower's loan application.

## **VI. POST CLOSING FEES**

After closing, the following fees shall apply for any subordination or other modification of contract documents: one percent (1%) of the outstanding principal balance plus reimbursement for staff time at the current published rate and any legal or out-of-pocket expenses incurred by the Authority in conjunction with the subordination or other modification.

## **VII. AUTHORITY STAFF ADMINISTRATION AND SOLICITOR RATES**

Executive Director	\$155.00 per hour
Deputy Director	\$ 85.00 per hour
Riley Riper Hollin & Colagreco-Solicitor	\$175.00 per hour

## **VIII. MARK UP OF DIRECT COSTS**

Other costs incurred by the Authority on behalf of a client and/or project will be marked up by ten percent (10%) to cover staff costs for accounting, invoicing and payment processing.