



Department of Veterans Affairs
P.O. Box 1437
St. Petersburg, FL 33731-1437

In Reply Refer to: 317/263

April 15, 2004

INFORMATION BULLETIN 26-04-07

TO: ALL HOLDERS AND SERVICERS

**SUBJ: ALLOWABLE FORECLOSURE EXPENSES FOR
COMPUTATION OF CLAIMS UNDER GUARANTY FOR
FLORIDA, ALABAMA, AND MISSISSIPPI**

PURPOSE

This bulletin and attachment will explain the allowable foreclosure expenses used by the St. Petersburg Regional Loan Center to compute a holder's claim under guaranty.

EFFECTIVE DATE

The date of this bulletin.

INSURANCE PREMIUMS

Insurance premiums advanced prior to the sale date or cutoff date will be included in the claim under guaranty. Premiums advanced after the sale or cutoff date will be disallowed. High risk insurance is always prorated to the sale or cutoff date.

TAXES

Advances for taxes will be included in the claim in their entirety if the property is conveyed to VA. Tax advances for properties not conveyed to VA will be included in the claim if paid prior to the sale date or cutoff date.

YOUR RESPONSIBILITY FOR REIMBURSEMENT

Evidence of payment must be submitted with the claim and must describe the service provided, the materials used, and specific dates the service was completed.

QUESTIONS AND COMMENTS

E-mail questions and comments concerning this bulletin to lscjacost@vba.va.gov

RESCISSION

This bulletin rescinds all previous Loan Guaranty Bulletins issued for Florida, Alabama and Mississippi, on this subject.

/s/

WILLIAM A. CIPOLLA

Loan Guaranty Officer

Attachment

FLORIDA
SCHEDULE OF ALLOWABLE FORECLOSURE EXPENSES USED IN FILING A CLAIM

LIQUIDATION APPRAISAL:		ATTORNEY FEES:	
- One Family	\$300.00	- Regular Foreclosure	\$850
- Two Family	\$400.00	- Deed in Lieu of foreclosure	\$350
- Three Family	\$450.00	- Ad Litem	PER FINAL JUDGMENT
- Four Family	\$500.00	- Chap. 7 Bankruptcy	\$450
- Condominium	\$335.00	- Chap. 11 & 13 Bankruptcy	\$650
- Manufactured Home	\$300.00	- Multiple Filings	\$250
		(For each additional filing)	
CLERK'S SALE FEE (if property is conveyed)	\$40		
BANKRUPTCY FILING FEE	\$150		
TITLE SEARCH (title abstract, commitment, certificate, update, report, initial charge, charge, exam, fees, lien search, tax search and , bankruptcy lien search)		AS CLAIMED, NOT TO EXCEED \$500 COLLECTIVELY	
TITLE INSURANCE		.00575 OF EVERY \$1000.00 UP TO THE FIRST \$100,000.00 & .005 OF EVERY \$1000.00 THEREAFTER OF THE SPECIFIED AMOUNT OR THE PRINCIPAL BALANCE ON A DEBT + COST BID (ROUNDED UP TO THE NEXT \$1,000)	
DOCUMENTARY STAMPS		70 CENTS PER \$100 OF THE AMOUNT OF BID	
FILING FEE		AS CHARGED BY THE COUNTY	
SERVICE		AS CLAIMED, NOT TO EXCEED \$800	
PUBLICATION		AS CLAIMED, NOT TO EXCEED \$500	
HAZARD INSURANCE		AS CLAIMED IF PAID PRIOR TO SALE DATE OR CUTOFF DATE	
HIGH RISK INSURANCE		PRORATED BY NUMBER OF DAYS USED PRIOR TO SALE DATE OR CUTOFF DATE	
MAINTENANCE/SECURING		BASED ON ALLOWANCES IN IB	
TAXES		AS CLAIMED IF PROPERTY IS CONVEYED; IF NOT CONVEYED, TAXES WILL BE INCLUDED IF PAID PRIOR TO THE SALE DATE OR CUTOFF DATE.	
RECORDING FEES		AS CHARGED	
FORECLOSURE NOTICE		\$10.00 PER PRIOR LIABLE OBLIGORS ONLY	
SKIP TRACE		\$10 PER PERSON NAMED ON THE JUDGMENT (DOES NOT INCLUDE OTHER PARTIES SUCH AS CORPORATIONS LIENHOLDERS, JOHN DOE)	
PROPERTY INSPECTIONS		ACTUAL COST UP TO \$20 FOR INITIAL INSPECTION, \$15 FOR SUBSEQUENT INSPECTIONS, ONE INSPECTION PER MONTH	

CHARGES THE VA DOES NOT PAY

THIS LIST IS NOT ALL INCLUSIVE. THESE ARE ONLY SOME OF THE CHARGES COMMONLY CLAIMED THAT THE VA DOES NOT PAY.

BANKRUPTCY SCHEDULES/COPIES	WINTERIZATION	TRIP CHARGE
SALE ATTENDANCE	POSTAGE	INVESTIGATIONS
PHOTOGRAPHS	COURIER	RESEARCH
COPIES, CERTIFIED COPIES	CERTIFIED MAIL	PHONE CALLS
SECURE GUARDIAN/ATTORNEY AD LITEM	MILITARY AFFIDAVITS	DOCUMENT PROCESSING
BID ESTIMATES/REPAIRS	BPO	

ALABAMA

SCHEDULE OF ALLOWABLE FORECLOSURE EXPENSES USED IN FILING A CLAIM

LIQUIDATION APPRAISAL:

- One Family	\$300.00
- Two Family	\$400.00
- Three Family	\$450.00
- Four Family	\$500.00
- Condominium	\$335.00
- Manufactured Home	\$300.00

ATTORNEY FEES:

- Regular Foreclosure	\$550
- Deed in Lieu of foreclosure	\$350
- Chap. 7 Bankruptcy	\$450
- Chap. 11 & 13 Bankruptcy	\$650
- Multiple Filings (For each additional filing)	\$250

BANKRUPTCY FILING FEE \$150

TITLE SEARCH AS CLAIMED, NOT TO EXCEED \$500 COLLECTIVELY
(title abstract, commitment, certificate, update, report, initial charge, charge, exam, fees, lien search, tax search and , bankruptcy lien search)

TITLE INSURANCE REASONABLE COSTS- TITLE POLICIES SHOULD REFLECT AN UPDATE FROM THE ORIGINAL CLOSING DATE OF THE VA-GUARANTEED LOAN TO DATE OF THE FORECLOSURE. VA WILL NOT REIMBURSE COST IN EXCESS OF THOSE NORMALLY INCURRED.

FILING FEE AS CHARGED BY THE COUNTY

PUBLICATION AS CLAIMED, NOT TO EXCEED \$500

HAZARD INSURANCE AS CLAIMED IF PAID PRIOR TO SALE DATE OR CUTOFF DATE

HIGH RISK INSURANCE PRORATED BY NUMBER OF DAYS USED PRIOR TO SALE DATE OR CUTOFF DATE

MAINTENANCE/SECURING BASED ON ALLOWANCES IN IB

TAXES AS CLAIMED IF PROPERTY IS CONVEYED; IF NOT CONVEYED, TAXES WILL BE INCLUDED IF PAID PRIOR TO THE SALE DATE OR CUTOFF DATE.

RECORDING FEES AS CHARGED

FORECLOSURE NOTICE \$10.00 PER PRIOR LIABLE OBLIGORS ONLY

SKIP TRACE \$10 PER PER MORTGAGOR

PROPERTY INSPECTIONS ACTUAL COST UP TO \$20 FOR INITIAL INSPECTION, \$15 FOR SUBSEQUENT INSPECTIONS, ONE INSPECTION PER MONTH

UCC LIEN \$50.00

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BPO

INVESTIGATIONS
RESEARCH
PHONE CALLS
DOCUMENT PROCESSING

MISSISSIPPI

SCHEDULE OF ALLOWABLE FORECLOSURE EXPENSES USED IN FILING A CLAIM

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- One Family	\$300.00
- Two Family	\$400.00
- Three Family	\$450.00
- Four Family	\$500.00
- Condominium	\$335.00
- Manufactured Home	\$300.00

ATTORNEY FEES:

- Regular Foreclosure	\$550
- Deed in Lieu of foreclosure	\$350
- Chap. 7 Bankruptcy	\$450
- Chap. 11 & 13 Bankruptcy	\$650
- Multiple Filings	\$250
(For each additional filing)	

BANKRUPTCY FILING FEE \$150

TITLE SEARCH

(title abstract, commitment, certificate, update, report, initial charge, charge, exam, fees, lien search, tax search and , bankruptcy lien search)

AS CLAIMED, NOT TO EXCEED \$500 COLLECTIVELY

TITLE INSURANCE

\$2.40 PER THOUSAND BASED ON NET VALUE TO VA OR THE PRINCIPLE BALANCE FOR A DEBT + COST

FILING FEE

AS CHARGED BY THE COUNTY

PUBLICATION

AS CLAIMED, NOT TO EXCEED \$500

HAZARD INSURANCE

AS CLAIMED IF PAID PRIOR TO SALE DATE OR CUTOFF DATE

HIGH RISK INSURANCE

PRORATED BY NUMBER OF DAYS USED PRIOR TO SALE DATE OR CUTOFF DATE

MAINTENANCE/SECURING

BASED ON ALLOWANCES IN IB

TAXES

AS CLAIMED IF PROPERTY IS CONVEYED; IF NOT CONVEYED, TAXES WILL BE INCLUDED IF PAID PRIOR TO THE SALE DATE OR CUTOFF DATE.

RECORDING FEES

AS CHARGED

FORECLOSURE NOTICE

\$10.00 PER PRIOR LIABLE OBLIGORS ONLY

SKIP TRACE

\$10 PER MORTGAGOR

PROPERTY INSPECTIONS

ACTUAL COST UP TO \$20 FOR INITIAL INSPECTION, \$15 FOR SUBSEQUENT INSPECTIONS, ONE INSPECTION PER MONTH

UCC LIEN

\$50.00

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