

ALLOWANCES FOR EXPENSES INCURRED IN CONNECTION WITH REAL ESTATE

The amount of reimbursement on real estate transactions is limited to 10% of the actual sales price and 5% of the actual purchase price. The regulation is very specific as to what expenses may and may not be reimbursed.

Reimbursable Items—Purchase

Application Fee
Appraisal Fee
Assumption Fee (not in addition to origination fee)
Attorney's Fee (need to show it was their responsibility)
Credit Report
Recording Fee (deed/mortgage)
Loan Transfer fee (in addition to assumption or origination fee)
Title Insurance (lender's coverage)
Title Insurance Binder
Title examination
Loan Origination Fee (1%)
Notary Fees
Pest Inspection Fee (if required by lender but no services performed)
State/County/City Revenue Stamps
Transfer Charges
EPA/EPL Endorsement
Document Preparation
Closing/Settlement Fee
Assignment Fee
Processing Fee (Only if in combination of Origination Fee and does not exceed 1%)
ARM Endorsement
Flood Certification Fee
Survey
Geotrac

Reimbursable Items—Sale – Ohio Only

Advertising (not included with realtor's fee)
Attorney's Fee
Broker's Commission (6%)
Mortgage prepayment penalty (not to exceed 3 months interest on loan balance)
Notary Fees
Recording Fees (Releases)
State/County/City Revenue Stamps
Survey
Document Preparation
Settlement Fee
Disbursement Fee
Release Fee
Statement Fee

Non-reimbursable Items

Interest
Loan Discount Fee
Points
VA Funding Fee
Property Taxes
Losses due to market conditions
Duplicate Expenses (e.g. 2 appraisals, 2 inspections, etc.)
Cost of Litigation
Operating or maintenance costs
Mortgage escrow deposit used to pay off future payments of principle, interest, taxes, and insurance.
Tax Service Fee
Underwriting Fee
Commitment Fee
Home Warranty
Home Inspection Fee
Courier Fee/Federal Express
Expenses that are not customarily paid by the party submitting the claim or expenses in amounts exceeding the customary charges in a particular locality.
Cost of services provided at personal request or option of employee.
Fees, costs, charges or expense, determined to be part of the finance charge under the "Truth in Lending Act" unless specifically authorized by C14003.
If an employee decides to construct a residence rather than purchase an existing residence, the only reimbursable expenses incident to that are those which are comparable to expenses which would be reimbursable in connection with a residence purchase.
Eligible employees who are offered and use the services of a relocation company, reimbursement to the employee shall not be allowed for expenses allowed IAW JTR, Vol II
Owner's title insurance, mortgage insurance or insurance against loss or damage of property, and optional insurance paid for the protection of the employee