



URA Fee Schedule¹

<u>Service</u>	<u>\$ Fee amount</u>
Housing²	
Origination Fee	2% of Loan Amount
Application Fee	\$500
Inspection Fee	\$500/unit
Due Diligence Fee	2% of Loan Amount
Legal Fee	up to \$35,000 (RGP, PDCP, HPP) \$500/unit (FSDP)
Closing Fee	2% of Loan Amount
Recording Fee	\$350
Satisfaction Fee	\$350
Subordination/Amendment ³	min. \$250 – max \$1,000 (consumer/small scale) \$1,000 - \$20,000 (complex transactions)
Multifamily Bond Issuance	
Bond Issuance Fee	1% Bond Issuance
Initial Issuer Fee	0.1% the bond issuance

¹ For programs not listed please see program specific guidelines

² Rental Gap Program (RGP), For-Sale Development Program (FSDP), Pittsburgh Downtown Conversion Program (PDCP), Housing Preservation Program (HPP),

³ This fee is applicable to any modification, amendment, guarantor adjustment

Commercial Lending⁴

Application Fee	\$350
Due Diligence Fee	3%
Subordination/Amendment Fee ⁵	min \$250 – max \$1,000
Satisfaction Fee	\$350
Payment adjustment	\$50
Annual Fee	.05 of principal balance (PBF)
Construction and Inspection Fee	.05 of loan amount at closing

Development

RACP Fee	3% of award
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Tax Diversion Programs⁶

Fees below may be adjusted based on the nature of the tax diversion and additional fees, including but not limited to an annual administrative fee and financing costs be charged based on project specifics

Application Fee	\$10,000
Plan Creation and Legal Review Fee	\$30,000 (TRID, TIF)
Solicitor Fee	\$45,000

⁴ Small Contractor Line of Credit (CLOC), Pittsburgh Business Fund (PBF), Minority Business Growth Fund (MBGF, Community Development Investment Fund (CDIF)

⁵ This fee is applicable to any modification, amendment, guarantor adjustment

⁶ Tax Increment Financing (TIF), Transit Revitalization Investment District (TRID), Parking Tax Diversion (PTD)



Real Estate Fee Schedule

SERVICE	FEE	TIME OF PAYMENT	COVERS COST OF
LICENSE AGREEMENTS			
License Agreement-Charitable, Short Term	\$150.00 per calendar day	Execution	Land use
License Agreement-Charitable, Long Term (30+ Days)	\$500.00 per month	Execution and monthly thereafter	Land use
License Agreement-General, Short-Term (Includes Right of Entry Agreements)	\$250.00 per calendar day	Execution	Land use
License Agreement-General, Long-Term (30+ Days)	\$800.00 per month	Execution and monthly thereafter	Land use
License Agreement-Promotional/Commercial	\$5,000.00-\$15,000.00 per month	Execution and monthly thereafter	Land use
License Agreement-Pre-development Activities	\$ 250.00	Execution	Land use. May be waived for community or affordable housing development
License Agreement-Construction Staging	\$2,500.00 per month	Execution and monthly thereafter	Land use
License Agreement-Banner Installation /Removal	\$ 250.00	Execution	Land use
Early Construction Start	\$10,000.00 per parcel	Execution	Land use
Amendment, Assignment or Extension of License Agreement	Up to \$250.00	Execution	Preparation/processing

LEASE AGREEMENTS			
Lease Agreements - Parking	Market rate (determined by neighborhood & number and type of spaces)	Execution	Land use
Assignment of Lease	\$5,000.00 for first assignment; \$2,500.00 per additional	Execution	Preparation/processing
DISPOSITION CONTRACTS			
Amendment or Extension of Disposition Contract	\$500.00 when original agreement is under 1 year old; \$2,000.00 otherwise	Execution	Preparation/processing
Assignment of Disposition Contract	\$ 2,500.00	Execution	Vetting of assignee and reparation/processing
Completion Guarantee with Escrow	\$ 350.00	Execution	Preparation/processing
OTHER			
Right of Way Agreement and Easement	\$1,000.00 if incidental to project under development; \$2,000.00 and up otherwise	Execution	Land use; preparation/processing
Retro Certificate of Completion (1+ Years Post-Completion)	\$ 1,500.00	Issuance	Review of transaction; preparation/processing
Purchase Option	\$5,000.00 and up	Execution	Property rights; preparation/processing
Assignment of Option to Purchase	\$5,000.00, or 2% of purchase price, whichever is greater	Execution	Vetting of assignee; preparation/processing
Change of Use	\$2,500.00 and up	With approval	Review and approval of new use
Appraisals	Reimbursement of appraisal fee plus 20% admin fee	As billed	Appraisal used for project benefit, such as to prove match for funding
Utilities Management	20% of cost of utilities	As billed	Administration