

Good Faith Estimate

Applicants: **Joe Borrower / Jane Borrower**
 Property Addr: **123 Any Street, Las Cruces, NM 88001**
 Prepared By: **AccessBank Ph. 505-524-7748**
227 E. Amador, Las Cruces, NM 88004

Application No: **sample**
 Date Prepared: **07/20/2004**
 Loan Program: **FHA 30 yr fixed rate MFA**

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees listed are estimates-actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 settlement statement which you will be receiving at settlement. The HUD-1 settlement statement will show you the actual cost for items paid at settlement.

Total Loan Amount \$ **93,380** Interest Rate: **5.840 %** Term: **360 / 360 mths**

800 ITEMS PAYABLE IN CONNECTION WITH LOAN:					
801	Loan Origination Fee	1.000%	\$	920.00	PFC F
802	Loan Discount	1.000%		933.80	PFC S
803	Appraisal Fee			480.00	S F
804	Credit Report			22.00	F
805	Lender's Inspection Fee				
808	Mortgage Broker Fee				
809	Tax Related Service Fee			64.00	PFC S
810	Processing Fee				S
811	Underwriting Fee			125.00	PFC S
812	Wire Transfer Fee				
	Doc Prep Fee			150.00	PFC S
	Flood Cert Fee			18.00	PFC F
1100 TITLE CHARGES:					
1101	Closing or Escrow Fee:	Buyer's Half	\$	122.00	F
1105	Document Preparation Fee				
1106	Notary Fees				
1107	Attorney Fees				
1108	Title Insurance:	Mortgagee Policy		80.00	F
	Owner's Title Policy				S F
	Closing/Escrow Fee Seller's Half			122.00	S F
					S F
1200 GOVERNMENT RECORDING & TRANSFER CHARGES:					
1201	Recording Fees:		\$	65.00	F
1202	City/County Tax/Stamps:				
1203	State Tax/Stamps:				
1300 ADDITIONAL SETTLEMENT CHARGES:					
1302	Pest Inspection		\$	80.00	F
	SURVEY			300.00	S F
				<i>Estimated Closing Costs</i>	3,481.80
900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:					
901	Interest for	13 days @ \$	14.9408	per day	\$ 194.23 PFC
902	Mortgage Insurance Premium				1,380.00 PFC
903	Hazard Insurance Premium				561.12
904	FLOOD INSURANCE PREMIUM-1 YEAR				
905	VA Funding Fee				PFC
1000 RESERVES DEPOSITED WITH LENDER:					
1001	Hazard Insurance Premiums	2 months @ \$	46.76	per month	\$ 93.52
1002	Mortgage Ins. Premium Reserves	2 months @ \$	38.33	per month	76.66
1003	School Tax	months @ \$		per month	
1004	Taxes and Assessment Reserves	2 months @ \$	76.04	per month	152.08
1005	Flood Insurance Reserves	months @ \$		per month	
		months @ \$		per month	
		months @ \$		per month	

Home Buying Process: Loan Application Process

Good Faith Estimate (cont.)

	<i>Estimated Prepaid Items/Reserves</i>	2,457.61
TOTAL ESTIMATED SETTLEMENT CHARGES		5,939.41

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:		TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price/Payoff (+)	100,000.00	203k Rehabilitation Cost (+)	0.00
Loan Amount (-)	93,380.00	EEM Improvements (+)	
(Base Loan Amount + UFMP/FF)		Principal & Interest	550.29
UFMP/FF Financed (+)	1,380.00	Other Financing (P & I)	
Est. Closing Costs (+)	3,481.80	Hazard Insurance	46.76
Est. Prepaid Items/Reserves (+)	1,077.61	Real Estate Taxes	76.04
Amount Paid by Seller (-)	2,174.80	Mortgage Insurance	38.33
Required Cash Investment (+)		Homeowner Assn. Dues	
MIP Refund (-)		Sub Financing (-)	8,000.00
		New 2nd Mtg Closing Costs (+)	
		Other	
Total Est. Funds needed to close	2,384.61	Total Monthly Payment	711.42

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your mortgage broker or lender, if your application is to purchase residential real property and the lender will take a first lien on the property. The undersigned acknowledges receipt of the booklet "Settlement Costs," and if applicable the Consumer Handbook on ARM Mortgages.

Applicant **Joe Borrower** _____ Date _____ Applicant **Jane Borrower** _____ Date _____

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