

# GOOD FAITH ESTIMATE SUMMARY

Applicants: **Jonathan Richard Homeowner / Jessica Ann Homeowner**  
Property Address: **81 Bassett Street, San Jose, CA 95109**  
Prepared By: **ABC Mortgage Loans**

Application No: **John Homeowner**  
Date Prepared: **11/20/2008**  
Loan Type: **Conventional**  
Loan Program: **30-Year Fixed**

Total Loan Amount: \$ **320,000**      Interest Rate: **6.000 %**      Term/Due In: **360 / 360** mths      Sales Price: \$ **400,000**

## TOTAL ESTIMATED FUNDS NEEDED TO CLOSE

Down Payment (Cash)	\$	<b>80,000.00</b>
Total Estimated Closing Costs	+ \$	<b>7,739.00</b>
Estimated Prepaid Items	+ \$	<b>1,333.33</b>
Seller Paid Closing Costs	- \$	<b>4,445.00</b>
Cash Deposit on sales contract	(+/-) \$	<b>60,000.00</b>
Seller Credit	(+/-) \$	<b>5,000.00</b>
Relocation Funds	(+/-) \$	<b>6,000.00</b>
<b>Cash from Borrower</b>	<b>\$</b>	<b>13,627.33</b>

## TOTAL ESTIMATED MONTHLY PAYMENT

First Mortgage	\$	<b>1,918.56</b>
Hazard Insurance	+ \$	<b>133.33</b>
Taxes	+ \$	<b>333.33</b>
<b>Total Monthly Payment</b>	<b>\$</b>	<b>2,385.22</b>

## Notes

**John & Jessica,**

The attached Good Faith Estimate is based on a 30-Year Fixed Rate Loan. We have other loan programs available which possibly may save you some money. Please let me know if you would like me to draw up more proposals for you.

Thank you,  
Tom

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Applicant \_\_\_\_\_ Date \_\_\_\_\_

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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: \$ **320,000**      Interest Rate: **6.000 %**      Term/Due In: **360 / 360** mths

\* PFC = Prepaid Finance Charge  
 F = FHA Allowable Closing Cost  
 POC = Paid Outside of Closing

Line No.	Description	Paid To: Company Name	Amount	Paid By	* PFC/F/POC
<b>800 ITEMS PAYABLE IN CONNECTION WITH LOAN:</b>					
801	Loan Origination Fee	Broker: ABC Mortgage Loans	1.000 %	\$ 3,200.00	Seller ✓
803	Appraisal Fee	Other: Unity Appraisal		\$ (350.00)	Borrower ✓
804	Credit Report	Other: Credit America		\$ 30.00	Borrower
809	Tax Service Fee	Other: ABC Mortgage Loans		\$ 125.00	Borrower ✓
810	Processing Fee	Broker: ABC Mortgage Loans		\$ 495.00	Seller ✓
811	Underwriting Fee	Lender: Bank of America		\$ 750.00	Seller ✓
813	Admin Fee	Broker: ABC Mortgage Loans		\$ 695.00	Borrower ✓
814	Flood Cert	Other:		\$ 19.00	Borrower
815	DO AUS Approval	Investor: Fannie Mae		\$ 15.00	Borrower ✓

**Compensation to Broker from Lender (Not Paid out of Applicant's Loan Proceeds)**

814	Yield Spread Premium		0.500 %	\$ 1,600.00	
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**1100 TITLE CHARGES:**

1101	Closing/Escrow Fee:	Other: U.S. Title		\$ 2,100.00	Borrower ✓
1105	Document Preparation Fee	Other: U.S. Title		\$ 125.00	Borrower ✓
1106	Notary Fees	Other: U.S. Title		\$ 85.00	Borrower

**1200 GOVERNMENT RECORDING & TRANSFER CHARGES:**

1201	Recording Fees:	Other: U.S. Title		\$ 100.00	Borrower ✓
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**1300 ADDITIONAL SETTLEMENT CHARGES:**

*Estimated Closing Costs*      \$ **7,739.00**

**900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:**

901	Interest	Lender: Bank of America	for 25 day(s) @ \$ 53.3333 / day	\$ 1,333.33	Borrower ✓
903	Hazard Ins. Premium			\$	

**1000 RESERVES DEPOSITED WITH LENDER:**

1001	Hazard Ins. Premium:			\$	
1004	Taxes & Assessment Reserves			\$	
<i>Estimated Prepaid Items / Reserves</i>				\$ 1,333.33	

**TOTAL ESTIMATED SETTLEMENT CHARGES**      \$ **9,072.33**

This Good Faith Estimate is being provided by **ABC Mortgage Loans**, a mortgage broker, and no lender has been obtained. 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 \_\_\_\_\_ Date \_\_\_\_\_ Applicant \_\_\_\_\_ Date \_\_\_\_\_