

GOOD FAITH ESTIMATE

Applicants: **Sample Client**
 Property Addr:
 Prepared By: **TwinCityHomeLoans.com Ph. 651-456-5750**
Saint Paul, MN

Application No:
 Date Prepared: **01/28/2001**
 Loan Program: **Conventional 30 Yr Fixed**

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 \$ **142,500** Interest Rate: **7.000 %** Term: **360 / 360** mths

800 ITEMS PAYABLE IN CONNECTION WITH LOAN:				
801	Loan Origination Fee	1.000%	\$	1,425.00 PFC
802	Loan Discount			PFC
803	Appraisal Fee			325.00
804	Credit Report			15.50
805	Lender's Inspection Fee			
808	Mortgage Broker Fee			PFC
809	Tax Related Service Fee			PFC
810	Processing Fee			Waive
811	Underwriting Fee			275.00
812	Wire Transfer Fee			
	Conservation Fee			5.00
	Flood Certification Fee			25.00
	Courier Fee			20.00

1100 TITLE CHARGES:				
1101	Closing or Escrow Fee:	to title company	\$	250.00
1105	Document Preparation Fee			150.00
1106	Notary Fees			
1107	Attorney Fees			
1108	Title Insurance:	Lenders (Required)		388.00
	Title Examination Fee			130.00
	Special Assesment / Name Search			50.00
	Plat Drawing and Survey			60.00
	Owners Title Insurance (Optional)			100.00

1200 GOVERNMENT RECORDING & TRANSFER CHARGES:				
1201	Recording Fees:	to the county	\$	75.00
1202	City/County Tax/Stamps:			
1203	State Tax/Stamps:	MN Mtg Registration Tax		327.75

1300 ADDITIONAL SETTLEMENT CHARGES:				
1302	Pest Inspection		\$	

Estimated Closing Costs **3,621.25**

900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:				
901	Interest for	11 days @ \$	27.7083	per day \$ 304.79 PFC
902	Mortgage Insurance Premium			PFC
903	Hazard Insurance Premium			
904				
905	VA Funding Fee			PFC

1000 RESERVES DEPOSITED WITH LENDER:				
1001	Hazard Insurance Premiums	2 months @ \$	30.00	per month \$ 60.00
1002	Mortgage Ins. Premium Reserves	months @ \$	92.63	per month PFC
1003	School Tax	months @ \$		per month
1004	Taxes and Assessment Reserves	6 months @ \$	113.00	per month 678.00
1005	Flood Insurance Reserves	months @ \$		per month
		months @ \$		per month
		months @ \$		per month

Estimated Prepaid Items/Reserves **1,042.79**

TOTAL ESTIMATED SETTLEMENT CHARGES **4,664.04**

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:		TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price/Payoff (+)	150,000.00	Principal & Interest	948.06
Loan Amount (-)	142,500.00	Other Financing (P & I)	
Est. Closing Costs (+)	3,621.25	Hazard Insurance	30.00
Est. Prepaid Items/Reserves (+)	1,042.79	Real Estate Taxes	113.00
Amount Paid by Seller (-)		Mortgage Insurance	92.63
Less Any Earnest Money		Homeowner Assn. Dues	
Less Prepaid Appraisal & Credit Report		Other	
Total Est. Funds needed to close	12,164.04	Total Monthly Payment	1,183.69

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 **Sample Client** Date _____ Applicant Date _____