

GOOD FAITH ESTIMATE ?

Applicants: Joe Borrower / Mrs Joe Borrower
 Property Addr: 123 Main Street, Anytown, MN
 Prepared By: Loan Officer / Company Name Here

Application No: ?
 Date Prepared: 09/08/2002
 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 \$ 179,910 Interest Rate: 6.500 % Term: 360 / 360 mths

800 ITEMS PAYABLE IN CONNECTION WITH LOAN:				
801	Loan Origination Fee	1.000%	\$	1,799.10 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			
811	Underwriting Fee			275.00
812	Wire Transfer Fee			
	Conservation Fee			5.00
	Flood Certification Fee			25.00
	Courier Fee			40.00
	Commitment			350.00

1100 TITLE CHARGES:				
1101	Closing or Escrow Fee:	to the title company		250.00
1105	Document Preparation Fee			150.00
1106	Notary Fees			
1107	Attorney Fees			
1108	Title Insurance:			435.00
	Title Examination Fee			130.00
	Special Assesment / Name Search			50.00
	Plat Drawing and Survey			60.00
	Owners Title Insurance (Optional)			Optional

1200 GOVERNMENT RECORDING & TRANSFER CHARGES:				
1201	Recording Fees:	to the county	\$	50.00
1202	City/County Tax/Stamps:			
1203	State Tax/Stamps:	Mortgage registration tax		425.50

1300 ADDITIONAL SETTLEMENT CHARGES:				
1302	Pest Inspection		\$	

Estimated Closing Costs 4,385.10 ?

900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:				
901	Interest for	3 days @ \$	32.4838	per day \$ 97.45 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 @ \$	40.00	per month \$ 80.00
1002	Mortgage Ins. Premium Reserves	0 months @ \$	77.96	per month PFC
1003	School Tax	months @ \$		per month
1004	Taxes and Assessment Reserves	3 months @ \$	120.00	per month 360.00
1005	Flood Insurance Reserves	months @ \$		per month
		months @ \$		per month
		months @ \$		per month

Estimated Prepaid Items/Reserves 537.45

TOTAL ESTIMATED SETTLEMENT CHARGES				4,922.55
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TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:			TOTAL ESTIMATED MONTHLY PAYMENT:		
Purchase Price/Payoff	\$	199,900.00	Principal & Interest	\$	1,137.15
Base Loan Amount	179,910.00		Other Financing (P & I)		
MIP/FF Financed	0.00		Hazard Insurance		40.00
Total Loan Amount	179,910.00		Real Estate Taxes		120.00
Amount Paid by Seller			Mortgage Insurance		77.96
Estimated Closing Costs	4,385.10		Homeowner Assn. Dues		
Estimated Prepaid Items/Reserves	537.45		Other		
Less Any Earnest Money	(1,500.00)				

Total Est. Funds needed to close ? 23,412.55 Total Monthly Payment ? 1,375.11

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 Mrs Joe Borrower Date