

Good Faith Estimate

(Not a Loan Commitment)

Date _____

This Good Faith Estimate is being provided by a Mortgage Broker, and no lender has yet been obtained. A lender will provide you with an additional Good Faith Estimate within three business days of receipt of your loan application.

GFE Provided By:		Subject Property:		Borrower(s):	
Loan Number:		Interest Rate:	Type of Loan:		Base Loan Amt:
Loan Program:		Term:	Sales Price:		Total Loan Amt:
The information provided below reflects estimates of the charges 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 or HUD-1A settlement statement you will receive at settlement. The HUD-1 or HUD-1A settlement statement will show you the actual cost of items paid at settlement.					
Estimated Closing Costs					
800 Items Payable in Connection with the Loan		1100 Title Charges			
801	Loan Origination Fee @ % +	\$	1101	Settlement or Closing Fee	\$
802	Loan Discount Fee @ % +	\$	1102	Abstract or Title Search	\$
803	Appraisal Fee	\$	1103	Title Examination	\$
804	Credit Report	\$	1104	Title Insurance Binder	\$
805	Lender's Inspection Fee	\$	1105	Document Preparation Fee	\$
806	MI Application Fee	\$	1106	Notary Fee	\$
807	Assumption Fee	\$	1107	Attorney Fee	\$
808	Mortgage Broker Fee @ % +	\$	1108	Title Insurance Fee	\$
809	Tax Servicing Fee	\$	1109		\$
810	Processing Fee	\$	1110		\$
811	Underwriting Fee	\$	1111		\$
812	Wire Transfer Fee	\$	1112		\$
813		\$	1113		\$
814		\$	1114		\$
815		\$	1200 Government Recording and Transfer Charges		
816		\$	1201	Recording Fee	\$
817		\$	1202	Local Tax/Stamps	\$
818		\$	1203	State Tax/Stamps	\$
819		\$	1204		\$
820		\$	1205		\$
821		\$	1206		\$
822		\$	1300 Additional Settlement Charges		
823		\$	1301	Survey to:	\$
Compensation to Broker from Lender (Not Paid out of Applicant's Loan Proceeds)			1302	Termite/Pest Inspection:	\$
824			1303		\$
			1304		\$
825			1305		\$
			1306		\$
			1307		\$
			1308		\$
			1309		\$
			Total Estimated Closing Costs \$		
Estimated Reserve/Prepaid Costs					
900 Items Required by Lender to be Paid in Advance		1000 Reserves Deposited with Lender			
901	Prepaid Interest days @	\$	1001	Hazard Ins mths @	\$
902	Mortgage Insurance Premium	\$	1002	Mortgage Ins mths @	\$
903	Hazard Insurance Premium	\$	1003	City Prop. Tax mths @	\$
904	County Property Tax	\$	1004	Property Tax mths @	\$
905	VA Funding Fee	\$	1006	Flood Ins mths @	\$
906	Flood Insurance Premium	\$	1007	mths @	\$
907		\$	1008	mths @	\$
908		\$	1009	mths @	\$
			1010	Aggregate Analysis	\$
			Total Estimated Reserve/Prepaid Costs \$		
Transaction Summary					
Total Estimated Monthly Payment		Total Estimated Funds Needed to Close			
Principal & Interest	\$	Purchase Price/Payoff	(+) \$		
Other Financing (P & I)	\$	Total Estimated Closing Costs	(+) \$		
Hazard Insurance	\$	Total Estimated Reserve/Prepaid Costs	(+) \$		
Real Estate Taxes	\$	Discounts (if borrower will pay)	(+) \$		
Mortgage Insurance	\$	FHA UFMIP/VA Funding Fee	(+) \$		
HOA Dues	\$	Total Costs	(c) \$		
Other	\$	Loan Amount	(-) \$		
Total Monthly Payment	\$	Total Non-Borrower Paid Closing Costs	(-) \$		
Closing Costs Summary		FHA UFMIP/VA Fee Financed	(-) \$		
Total Borrower Paid Closing Costs (a)	\$		(-) \$		
	\$		(-) \$		
	\$		(-) \$		
	\$		(-) \$		
	\$	First Mortgage	(-) \$		
	\$	Second Mortgage (Subordinate Financing)	(-) \$		
Total Non-Borrower Paid Closing Costs (b)	\$	Closing Costs from	(+) \$		
	\$	Total Credits	(d) \$		
Total Closing Costs (a+b)	\$		(c - d) \$		
S – Paid by Seller B – Paid by Broker A – APR Affected by Cost					
S/ – Split by Seller & Others L – Paid by Lender O – Paid by Other P – Paid Outside Closing (POC)					
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 a copy of the Special Information Booklet "Settlement Costs."					

Borrower

Date _____

Co-borrower

Date _____