

Breaking Down the Good Faith Estimate

801- Fee Charged to the borrower for making loan

803- Appraisal fee to determine value of property

810- Lender fee for processing loan paperwork

811- Lender fee for underwriting loan

1100 Title Charges- A variety of services from the title company that handles closing (some state require an attorney to handle closing)

1201 Recording Fee- Creates a public record of legal ownership

901 Prepaid Interest- This is due on the new loan from date of funding to the end of the month

1000 Reserves (Escrow)- Held by lender in an escrow account to pay for the borrower's future insurance and taxes

VA Funding Fee- One time VA Fee that is rolled into loan - eliminates monthly mortgage insurance - exempt for veterans with VA disability

GOOD FAITH ESTIMATE

Applicants: **Billy Jean**
 Property Addr: **1 TBD,**
 Prepared By: **VAMortgageCenter.com Ph. 573-876-2600**
2101 Chapel Plaza Ct, Ste 107, Columbia, MO 65203

Application No: **1090506157**
 Date Prepared: **05/06/2009**
 Loan Program:

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 \$		Interest Rate: 6.000 %	Term/Due In: 360 / 360 mths	Amount	Paid By	* PFC / F / POC
800 ITEMS PAYABLE IN CONNECTION WITH LOAN:						
801	Loan Origination Fee			\$	Seller	✓
802	Loan Discount					✓
803	Appraisal Fee					✓
804	Credit Report					
805	Lender's Inspection Fee					
808	Mortgage Broker Fee					
809	Tax Related Service Fee					
810	Processing Fee				Seller	
811	Underwriting Fee				Seller	
812	Wire Transfer Fee					

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds)		Amount	PFC
Yield Spread Premium between \$0 and \$		\$	

1100 TITLE CHARGES:		Amount	Paid By	PFC / F / POC
1101	Closing/Escrow Fee	\$	Seller	
1105	Document Preparation Fee			
1106	Notary Fees			
1107	Attorney Fees			
1108	Title Insurance		Seller	

1200 GOVERNMENT RECORDING & TRANSFER CHARGES:		Amount	Paid By	PFC / F / POC
1201	Recording Fees:	\$	Seller	
1202	City/County Tax/Stamps:			
1203	State Tax/Stamps:			

1300 ADDITIONAL SETTLEMENT CHARGES:		Amount	Paid By	PFC / F / POC
1302	Pest Inspection	\$		

900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:		Amount	Paid By	PFC / F / POC
901	Interest	for days @ \$ / day \$	Seller	✓
902	Mtg Ins. Premium			
903	Hazard Ins. Premium		Seller	
904				
905	VA Funding Fee			✓

1000 RESERVES DEPOSITED WITH LENDER:		Amount	Paid By	PFC / F / POC
1001	Hazard Ins. Premium	mths @ \$ / mth \$	Seller	
1002	Mtg Ins. Premium Reserves	mths @ \$ / mth		
1003	School Tax	mths @ \$ / mth		
1004	Taxes & Assessment Reserves	mths @ \$ / mth	Seller	
1005	Flood Insurance Reserves	mths @ \$ / mth		
		mths @ \$ / mth		

TOTAL ESTIMATED SETTLEMENT CHARGES		Estimated Prepaid Items/Reserves	
TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:		TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price (+)	Loan Amount (-)	Principal & Interest	
Alterations (+)	New First Mortgage (-)	Other Financing (P & I)	
Land (+)	Subordinate Financing (-)	Hazard Insurance	
Ref (incl. debts to be paid off) (+)	CC paid by Seller (-)	Real Estate Taxes	
Est. Prepaid Items/Reserves (+)		Mortgage Insurance	
Est. Closing Costs (+)		Homeowner Assn. Dues	
New 2nd Mtg Closing Costs (+)		Other	
PMI, MIP - Funding Fee (+)			
Discount (Borrower paid) (+)	FHA Required Investment (-)		
FHA EEM Improvements (+)	FHA MI Premium Refund (-)		
	FHA 203k Rehabilitation Cost (-)		0.00
Total Estimated Funds needed to close		Total Monthly Payment	

This Good Faith Estimate is being provided by **VAMortgageCenter.com**, 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 **Billy Jean** Date _____ Applicant _____ Date _____
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