



GFE Sample of loan "brokered" to wholesale lender with \$875 underwriting fee and 1.75% mortgage company/broker origination (creditor-paid)

Good Faith Estimate (GFE)

Name of Originator	[Redacted]
Originator Address	[Redacted]
Originator Phone Number	[Redacted]
Originator Email	[Redacted]

Borrower	John Smith
Property Address	[Redacted]
Date of GFE	06/18/2013

Purpose

This GFE gives you an estimate of your settlement charges and loan terms if you are approved for this loan. For more information, see HUD's Special Information Booklet on settlement charges, your Truth-in-Lending Disclosures, and other consumer information at www.hud.gov/respa. If you decide you would like to proceed with this loan, contact us.

Shopping for your loan

Only you can shop for the best loan for you. Compare this GFE with other loan offers, so you can find the best loan. Use the shopping chart on page 3 to compare all the offers you receive.

Important dates

- The interest rate for this GFE is available through **06/18/2013**. After this time, the interest rate, some of your loan Origination Charges, and the monthly payment shown below can change until you lock your interest rate.
- This estimate for all other settlement charges is available through **07/03/2013**.
- After you lock your interest rate, you must go to settlement within **45** days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least **15** days before settlement.

Summary of your loan

Your initial loan amount is	\$ 240,000.00
Your loan term is	30 years
Your initial interest rate is	4.125 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,163.16 per month
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of % The first change will be in
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$
Even if you make payments on time, can your monthly amount owed for principal, interest, and any mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be in and the monthly amount owed can rise to \$. The maximum it can ever rise to is \$
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years.

Escrow account information

Some lenders require an escrow account to hold funds for paying property taxes or other property-related charges in addition to your monthly amount owed of \$ **1,163.16**. Do we require you to have an escrow account for your loan?

No, you do not have an escrow account. You must pay these charges directly when due.

Yes, you have an escrow account. It may or may not cover all of these charges. Ask us.

Summary of your settlement charges

A	Your Adjusted Origination Charges (See page 2.)	\$ -778.60
B	Your Charges for All Other Settlement Services (See page 2.)	\$ 6,380.25
A + B	Total Estimated Settlement Charges	\$ 5,601.65

Understanding your estimated settlement charges

Includes the 1.75% lender-paid credit to off-set the above origination. (confusing and should be removed). Only on a wholesale transaction.

Some of these charges can change at settlement. See the top of page 3 for more information.

Borrower obviously not paying, thus should NOT be included in the 3% cap on points and fees. We have an issue with fair lending as well as disclosure.

Your Adjusted Origination Charges																						
1. Our origination charge This charge is for getting this loan for you.		5,075.00																				
2. Your credit or charge (points) for the specific interest rate chosen <input type="checkbox"/> The credit or charge for the interest rate of <input type="text"/> % is included in "Our origination charge." (See item 1 above.) <input checked="" type="checkbox"/> You receive a credit of \$ 5,853.60 for this interest rate of 4.125 %. This credit reduces your settlement charges. <input type="checkbox"/> You pay a charge of \$ <input type="text"/> for this interest rate of <input type="text"/> %. This charge (points) increases your total settlement charges. The tradeoff table on page 3 shows that you can change your total settlement charges by choosing a different interest rate for this loan.		- 5,853.60																				
A	Your Adjusted Origination Charges	\$ -778.60																				
Your Charges for All Other Settlement Services																						
3. Required services that we select These charges are for services we require to complete your settlement. We will choose the providers of these services. <table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td>Appraisal</td> <td align="right">495.00</td> </tr> <tr> <td>Credit Report</td> <td align="right">27.75</td> </tr> <tr> <td>Flood Certification</td> <td align="right">9.00</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Service	Charge	Appraisal	495.00	Credit Report	27.75	Flood Certification	9.00									531.75				
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4. Title services and lender's title insurance This charge includes the services of a title or settlement agent, for example, and title insurance to protect the lender, if required.		1,005.00																				
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.		950.00																				
6. Required services that you can shop for These charges are for other services that are required to complete your settlement. We can identify providers of these services or you can shop for them yourself. Our estimates for providing these services are below. <table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Service	Charge	Service	Charge																	2,830.00
Service	Charge	Service	Charge																			
7. Government recording charges These charges are for state and local fees to record your loan and title documents.		171.00																				
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.		412.50																				
9. Initial deposit for your escrow account This charge is held in an escrow account to pay future recurring charges on your property and includes <input checked="" type="checkbox"/> all property taxes, <input checked="" type="checkbox"/> all insurance, and <input type="checkbox"/> other <input type="text"/> .		480.00																				
10. Daily interest charges This charge is for the daily interest on your loan from the day of your settlement until the first day of the next month or the first day of your normal mortgage payment cycle. This amount is \$ 27.5000 per day for 15 days (if your settlement is <input type="text"/>).		480.00																				
11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire. <table border="1"> <thead> <tr> <th>Policy</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td>Hazard Insurance</td> <td align="right">480.00</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Policy	Charge	Hazard Insurance	480.00					480.00												
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Net borrower origination fees after 0.689% lender credit on rate sheet, including the \$875 underwriting fee