


OMB Approval No. 2502-0265



Good Faith Estimate (GFE)

Name of Originator: insert broker/originator co. name	Borrower
Originator Address: insert broker/originator co. address	Property Address: Collateral Address
Originator Phone Number: insert broker/originator ph. #	Date of GFE: Prepared/Issued date
Originator Email: insert broker/originator contact email	

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 [] . 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 [] .
- After you lock your interest rate, you must go to settlement within [] days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least [] days before settlement.

Summary of your loan

Your initial loan amount is	\$ 57,600.00
Your loan term is	30 years
Your initial interest rate is	6.750 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 392.60 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 \$ 392.60 .

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.)	\$ 1160.37
B	Your Charges for All Other Settlement Services (See page 2.)	\$ 3206.15
A + B	Total Estimated Settlement Charges	\$ 4366.52

Information provided on the sample GFE is intended for use with applications sent to MSI only.

This date will change to match change of circumstance.

If Floating 7 days or more. If locked can be n/a

Enter loan amount on the security instrument.

Enter number of years and months (e.g., 30 years 1 month).

Enter initial p&i and mortgage insurance payment, excluding escrows & ACH discount.

Enter maximum payment, not the fully indexed amortized amount.

Enter monthly payment without escrow amount (p&i & mortgage insurance only). Must match the payment amount disclosed above in "summary of your loan".

Enter primary borrower and, if space permits, additional co-borrowers. If space does not allow, enter primary borrower and 'et al'.

GFE should not be issued until property is identified. MSI will not accept a "TBD" GFE.

If locked, use rate expiration date. If not locked, enter "N/A".

Ten days from Date of GFE (date of GFE=day0). Excludes Saturdays, Sundays, & Federal Holidays. This date will not change.

Enter rate lock period or less. (e.g., 15, 30, 45, 60). If not locked, enter "N/A".

Enter the rate driving the initial payment, excluding ACH discount.

* To consider a complete GFE, all fields are required to be completed unless otherwise noted

* No POC's

* The GFE cannot be signed by the borrower

Check only one box. There cannot be both a credit and a charge in the same transaction.

Over par pricing, such as YSP. (Originator's credits included here) plus any other broker credit being given to the borrower.

Under par pricing, such as discount points used to buy down the rate.

Enter the service, not the name of the service provider.

Enter fees, if charged by the title company, related to the settlement.

Enter the service, not name of the service provider. (Can be 0).

If no escrows, enter "0" in the fee column.

Understanding your estimated settlement charges

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

Your Adjusted Origination Charges		
1. Our origination charge This charge is for getting this loan for you.		\$1660.37
2. Your credit or charge (points) for the specific interest rate chosen <input type="checkbox"/> The credit or charge for the interest rate of [] % is included in "Our origination charge." (See item 1 above.) <input checked="" type="checkbox"/> You receive a credit of \$500.00 for this interest rate of 6.75 %. This credit reduces your settlement charges. <input type="checkbox"/> You pay a charge of \$ [] for this interest rate of [] %. 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.	(\$500.00)	
A Your Adjusted Origination Charges		\$ 1160.37
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.		
<i>Service</i>	<i>Charge</i>	
Credit Report	\$50	
Appraisal	\$450	\$1187.00
FHA Upfront MIP	\$687	
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.		\$350.00
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.		\$400.00-Purchase N/A - non purchase
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.		
<i>Service</i>	<i>Charge</i>	
Pest Inspection	\$19	\$124.00
Home Inspection	\$105	
7. Government recording charges These charges are for state and local fees to record your loan and title documents.		\$116.00
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.		\$0.00
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 type="checkbox"/> all property taxes, <input type="checkbox"/> all insurance, and <input checked="" type="checkbox"/> other (Hazard, City Tax).		\$675.00
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 \$8.61 per day for 15 days (if your settlement is []).		\$129.15
11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire.		
<i>Policy</i>	<i>Charge</i>	
Hazard	\$225	\$225.00
Flood		
B Your Charges for All Other Settlement Services		\$ 3206.15
A + B Total Estimated Settlement Charges		\$ 4366.52

This box consists of the following fees: Origination fee, processing fee, underwriting fee, admin fee, MERS fee, lenders courier fee, mortgage broker fee, lenders doc prep fee, AUS fees, 4506T fees, and broker compensation (formerly known as YSP)

This is required to be disclosed on all purchase transactions, regardless of intent to purchase. (even if paid by seller).

If the transaction includes an ownership of property transfer between parties, enter the charge for transfer tax. Charge cannot be added later or be increased unless Changed Circumstance applies. (even if paid by seller).

Enter insurance to be purchased at or before settlement on purchase. On a refinance, it can be 0 unless premium is due within 60 days of closing, then it must show premium.

* To consider a complete GFE, all fields are required to be completed unless otherwise noted
 * No POC's
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 3/26/10

Instructions

Understanding which charges can change at settlement

This GFE estimates your settlement charges. At your settlement, you will receive a HUD-1, a form that lists your actual costs. Compare the charges on the HUD-1 with the charges on this GFE. Charges can change if you select your own provider and do not use the companies we identify. (See below for details.)

These charges cannot increase at settlement:	The total of these charges can increase up to 10% at settlement:	These charges can change at settlement:
<ul style="list-style-type: none"> Our origination charge Your credit or charge (points) for the specific interest rate chosen (after you lock in your interest rate) Your adjusted origination charges (after you lock in your interest rate) Transfer taxes 	<ul style="list-style-type: none"> Required services that we select Title services and lender's title insurance (if we select them or you use companies we identify) Owner's title insurance (if you use companies we identify) Required services that you can shop for (if you use companies we identify) Government recording charges 	<ul style="list-style-type: none"> Required services that you can shop for (if you do not use companies we identify) Title services and lender's title insurance (if you do not use companies we identify) Owner's title insurance (if you do not use companies we identify) Initial deposit for your escrow account Daily interest charges Homeowner's insurance

Using the tradeoff table

In this GFE, we offered you this loan with a particular interest rate and estimated settlement charges. However:

- If you want to choose this same loan with **lower settlement charges**, then you will have a **higher interest rate**.
- If you want to choose this same loan with a **lower interest rate**, then you will have **higher settlement charges**.

If you would like to choose an available option, you must ask us for a new GFE.

Loan originators have the option to complete this table. Please ask for additional information if the table is not completed.

	The loan in this GFE	The same loan with lower settlement charges	The same loan with a lower interest rate
Your initial loan amount	\$ 57,600	\$	\$
Your initial interest rate ¹	6.750 %	%	%
Your initial monthly amount owed	\$ 320.85	\$	\$
Change in the monthly amount owed from this GFE	No change	You will pay \$ more every month	You will pay \$ less every month
Change in the amount you will pay at settlement with this interest rate	No change	Your settlement charges will be reduced by \$	Your settlement charges will increase by \$
How much your total estimated settlement charges will be	\$ 4366.52	\$	\$

¹ For an adjustable rate loan, the comparisons above are for the initial interest rate before adjustments are made.

Using the shopping chart

Use this chart to compare GFEs from different loan originators. Fill in the information by using a different column for each GFE you receive. By comparing loan offers, you can shop for the best loan.

	This loan	Loan 2	Loan 3	Loan 4
Loan originator name				
Initial loan amount				
Loan term				
Initial interest rate				
Initial monthly amount owed				
Rate lock period				
Can interest rate rise?				
Can loan balance rise?				
Can monthly amount owed rise?				
Prepayment penalty?				
Balloon payment?				
Total Estimated Settlement Charges				

If your loan is sold in the future

Some lenders may sell your loan after settlement. Any fees lenders receive in the future cannot change the loan you receive or the charges you paid at settlement.

Completion of columns 2 & 3 are optional.

Completion of this chart is optional.



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* No POC's

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