



Good Faith Estimate (GFE)

OMB Approval No. 2502-0265

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

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.

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.

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

If rate is floating: #2 needs to show 10 business days from date of GFE. #1 and #3 can be N/A.

7 or more days

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".

* 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.

Par pricing

Over par pricing, such as YSP. (Originator's credits included here)

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. <table border="1"> <tr><th>Service</th><th>Charge</th></tr> <tr><td>Credit Report</td><td>\$50</td></tr> <tr><td>Appraisal</td><td>\$450</td></tr> <tr><td>FHA Upfront MIP</td><td>\$687</td></tr> </table>	Service	Charge	Credit Report	\$50	Appraisal	\$450	FHA Upfront MIP	\$687	\$1187.00
Service	Charge								
Credit Report	\$50								
Appraisal	\$450								
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. <table border="1"> <tr><th>Service</th><th>Charge</th></tr> <tr><td>Pest Inspection</td><td>\$19</td></tr> <tr><td>Home Inspection</td><td>\$105</td></tr> </table>	Service	Charge	Pest Inspection	\$19	Home Inspection	\$105	\$124.00		
Service	Charge								
Pest Inspection	\$19								
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. <table border="1"> <tr><th>Policy</th><th>Charge</th></tr> <tr><td>Hazard</td><td>\$225</td></tr> <tr><td>Flood</td><td></td></tr> </table>	Policy	Charge	Hazard	\$225	Flood		\$225.00		
Policy	Charge								
Hazard	\$225								
Flood									

B Your Charges for All Other Settlement Services	\$ 3206.15
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A + B Total Estimated Settlement Charges	\$ 4366.52
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The total of all fees paid to BOTH the lender & broker, including all Broker Compensation (formerly known as YSP), but excluding discount points used to buy down the rate.

Total of sections 1 and 2.

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. Box must be >0.



* 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

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.



* 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

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Quick Reference "New" Regulations MSI Documentation Requirements

Effective Date Immediately Post Date 2/20/10

Reminders

Reminders - Regulations MSI would like to provide the following audit point reminders for the newest regulations (HPML; MDIA: RESPA Reform).

Audit Point	MSI Documentation Requirements
Higher Priced Mortgage Loan (HPML)	
MSI must perform a test on all owner-occupied and second home loans to ensure that the loan is not a Higher Priced Mortgage Loan, or validate that the test has been performed.	<p>Documentation Required:</p> <ul style="list-style-type: none"> ✓ Copy of the Lock-In Agreement between the Lender/Broker and the Borrower. (Proves the rate and the lock-in date with the Borrower). ✓ Copy of the actual calculation made on the "NEW FFIEC Rate Spread Calculator" at the Web Site: (Copy of the print screen from that calculation exercise.) <i>(Not required for Wholesale Lenders, MSI will conduct the test. MSI recommends Brokers do perform the test.)</i> <p style="text-align: center;">http://www.ffiec.gov/ratespread/newcalc.aspx</p>
MSI must further confirm the following audit points.	<p>Audit Points:</p> <ul style="list-style-type: none"> ✓ If the loan is an HPML, the following are not permitted: <ul style="list-style-type: none"> • FHA Streamline • VA IRRRL • 3/1 ARM – All loan types. • 5/1 ARM – All loan types. • Conventional Streamline (DU Refi Plus/LP Refi Relief is considered a "streamline".) ✓ If the loan is an HPML and the loan type is acceptable, the following additional requirements must be met for the loan to be funded: <ul style="list-style-type: none"> • Verified income and assets that clearly supports the borrower's ability to repay. • No prepayment penalties (MSI does not offer.) • Verification of the rate spread difference as required by Reg Z, HMDA, as well as any other local or state statutes.

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Quick Reference "New" Regulations MSI Documentation Requirements

Effective Date Immediately Post Date 2/20/10

Reminders, Continued

Reminders-Regulations, Continued

Audit Point	MSI Documentation Requirements
Mortgage Disclosure Improvement Act (MDIA)	
<p>For all owner-occupied and second homes, MSI must validate the Final Truth-in-Lending (TIL) to the Initial and or Corrective TIL Disclosures.</p>	<p>Documentation Requirements:</p> <ul style="list-style-type: none"> ✓ Final signed/dated TIL in full compliance with MDIA. ✓ The initial dated TIL and any (all) signed/dated corrective TIL's. ✓ Initial 1003 <ul style="list-style-type: none"> • Must be signed and dated by the originator. The date on the 1003 is the "trigger" date used to validate compliance with all applicable regulations. • If face-to-face interview, the 1003 must be signed/dated by both borrowers and originator. ✓ Initial TIL <ul style="list-style-type: none"> • May be issued to the Borrower at time of application but must be issued no later than 3 business days after the date on the loan application. MSI requires the Initial TIL to be dated in all types of interviews. ✓ GFE-RESPA Reform <ul style="list-style-type: none"> • Does not have a signature line, but it must be issued (dated) at time of application or within 3 business days. (Signature not required.) <p>Note: Business days are Monday-Friday, excluding Federal Holidays).</p>
<p>MSI must further confirm the following audit points.</p>	<p>Audit Points:</p> <ul style="list-style-type: none"> ✓ Each TIL must include the following statement: "You are not required to complete this agreement merely because you have received these disclosures or signed a loan application." ✓ Timing of Initial, Corrective and Final TIL Disclosures. The TIL disclosures must be in full compliance with MDIA timing (waiting period) requirements. <ul style="list-style-type: none"> • MSI requires that the Final and Corrective TIL(s) be signed and dated to validate compliance. (Initial TIL to be dated.) ✓ The APR of the Initial (or Corrective) TIL versus the Final TIL. <ul style="list-style-type: none"> • The APR may not have increased between the Initial (Early) TIL (or the last corrective TIL) greater than 0.125% (1/8 of a percentage for Fixed) or 0.25% (1/4 of a percentage for ARM or IO loans). ✓ No Waiver Permitted. Just like Right of Rescission, MSI will not purchase any loan for which a waiver of any of the timing requirements for the TIL Disclosure has been granted.

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Quick Reference "New" Regulations MSI Documentation Requirements

Effective Date Immediately **Post Date** 2/20/10

Reminders, Continued

Reminders-Regulations, Continued

Audit Point	MSI Documentation Requirements
RESPA Reform	
<p>MSI will confirm that the RESPA Reform documents are in compliance.</p>	<p>Documentation Requirements:</p> <ul style="list-style-type: none"> ✓ Signed and dated initial 1003. <ul style="list-style-type: none"> • The loan originator must sign and date the initial 1003, that date/signature is the "trigger" for compliance. Face-to-face interviews require borrower and originator signatures. ✓ GFE fully completed. <ul style="list-style-type: none"> • The issue date must be in compliance when compared to the initial 1003. (There is no signature line-signatures not required) • Changed Circumstances Form (or equivalent), if applicable for each "revised" GFE. ✓ GFE Certification and Applicant's Intent to Proceed. <ul style="list-style-type: none"> • Fully completed and executed by the originator. ✓ Broker Fee Agreement -fully completed and executed. Required only when MSI funds are used to disburse/close the loan. ✓ TIL(s) – in full compliance with MDIA and all other regulations.
