

Loan Inquiry – Approximate Loan Cost Summary: THE LOAN INQUIRY – APPROXIMATE LOAN COST
 SUMMARY BELOW DOES NOT CONSTITUTE AND IS NOT A SUBSTITUTE FOR THE GOOD FAITH ESTIMATE OF CLOSING COSTS (GFE) THAT YOU WILL RECEIVE ONCE YOU APPLY FOR A LOAN. The information provided below regarding Approximate Cost of Closing Fees, Approximate Total of Funds Needed to Close and the Approximate Total Monthly Payment (collectively referred to as Loan Inquiry - Approximate Loan Cost Summary) are only approximations. The actual fees, costs, and monthly payment on your specific loan transaction may vary and may include additional fees and costs. **This is an approximate loan cost summary for a loan inquiry only and is NOT a mortgage loan approval or commitment to lend.** Date Generated: 02/10/14

TRANSACTION SUMMARY

ESTIMATED MONTHLY PAYMENT

Principal & Interest	\$	3,969.06
Other Financing (P&I)	\$	
Hazard Insurance	\$	100.00
Real Estate Taxes	\$	694.58
Mortgage Insurance (Conv, FHA)	\$	
HOA Dues	\$	
Other (*includes USDA Annual Fee collected monthly)	\$	0.00
Total Monthly Payment	\$	4,763.64

ESTIMATED FUNDS TO CLOSE

Purchase Price / Payoff	\$	833,500.00
Estimated Prepaid Items (*includes USDA Fee if applicable)	(+)\$	7,070.05
Estimated Closing Costs	(+)\$	4,233.00
Discount	(+)\$	6,502.50
PMI, MIP, VAFF	(+)\$	
Total Costs	\$	851,305.55
Loan Amount	(-)\$	750,000.00
Financed PMI,MIP,VAFF, USDA Fee	(-)\$	
Rate Credit	(-)\$	
Seller Credit	(-)\$	
Cash Deposit on Sales Contract	(-)\$	
Seller Paid Owners Title	(-)\$	0.00
Total Credits	\$	750,000.00

Proposed Interest Rate: 4.875%
Proposed APR: 4.393%
Loan Program: NCA10/1LB PURCHASE
Maturity Term: 360

Total Cash TO/FROM Borrower* \$ 101,305.55

*Total cash from borrower on a purchase includes down payment of 10.018% or \$83,500.00

APPROXIMATE LOAN COSTS

ORIGINATION CHARGES:

Origination Fee , %	\$	
Underwriting Fee	\$	250.00
Funding Fee	\$	995.00
Total Origination Charges	\$	1,245.00

RATE CREDIT OR CHARGE:

Discount / Rate Charge 0.867% + \$	\$	6,502.50
Rate Credit % + \$	\$	< >

SETTLEMENT COSTS

Appraisal Fee	\$	550.00
Appraisal Mgt Fee (FHA only)	\$	
Subordination Fee	\$	
Condo Certification/HOA Fees	\$	
Escrow / Closing Fee	\$	1,210.00
Quit Claim Preparation Fee	\$	
Escrow Wire Fee	\$	
Escrow Courier Fee	\$	
Courtesy Signing Fee/Notary	\$	
Misc Escrow/Title Fee(s)	\$	
Reconveyance Tracking Fee	\$	
Recording Fee(s)	\$	160.00
Borrower's Title Fee	\$	1,068.00
Owners Title Policy *paid by seller and credited above	\$	0.00

APPROXIMATE COST OF PREPAID INTEREST, MORTGAGE INSURANCE, & ESCROW/RESERVE ACCOUNT

Per Diem Interest, estimated for 15 days @ 100.1712 / day	\$	1,502.57
Upfront Mortgage Insurance Premium (Conventional or FHA UFMP)	\$	
VA Funding Fee	\$	
USDA Guarantee Fee	\$	
1 st Year Homeowner's Insurance Premium Due at Closing	\$	1,200.00
1 st Year Flood Insurance Premium Due at Closing	\$	
Monthly Homeowner's Insurance Reserves, 2 mths @ \$100.00 / mth	\$	200.00
Monthly County Real Estate Tax Reserves, 6 mths @ \$694.58 / mth	\$	4,167.48
Monthly Flood Insurance Reserves, mths @ \$ / mth	\$	
Monthly USDA Annual Fee Reserves, mths @ \$ / mth	\$	

For questions, please contact your Loan Officer, Rhonda Rae Porter, at 206-718-9488.