



# Good Faith Estimate (GFE)

Name of Originator	Borrower
Originator Address	Property Address
Originator Phone Number	
Originator Email	Date of GFE

## 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](http://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	\$
Your loan term is	years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ per month
Can your interest rate rise?	<input 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 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 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 type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ .
Does your loan have a balloon payment?	<input 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 \$ [ ] .

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

<b>A</b>	Your Adjusted Origination Charges (See page 2.)	\$
<b>B</b>	Your Charges for All Other Settlement Services (See page 2.)	\$
<b>A + B</b>	<b>Total Estimated Settlement Charges</b>	\$

# 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. <b>Our origination charge</b> This charge is for getting this loan for you.									
2. <b>Your credit or charge (points) for the specific interest rate chosen</b> <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 type="checkbox"/> You receive a credit of \$ <input type="text"/> for this interest rate of <input type="text"/> %. This credit <b>reduces</b> 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) <b>increases</b> 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.									
<b>A</b> Your Adjusted Origination Charges		\$ 							
Your Charges for All Other Settlement Services									
3. <b>Required services that we select</b> 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> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Service	Charge							
Service	Charge								
4. <b>Title services and lender's title insurance</b> This charge includes the services of a title or settlement agent, for example, and title insurance to protect the lender, if required.									
5. <b>Owner's title insurance</b> You may purchase an owner's title insurance policy to protect your interest in the property.									
6. <b>Required services that you can shop for</b> 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> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Service	Charge							
Service	Charge								
7. <b>Government recording charges</b> These charges are for state and local fees to record your loan and title documents.									
8. <b>Transfer taxes</b> These charges are for state and local fees on mortgages and home sales.									
9. <b>Initial deposit for your escrow account</b> 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 type="checkbox"/> other <input type="text"/> .									
10. <b>Daily interest charges</b> 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 \$ <input type="text"/> per day for <input type="text"/> days (if your settlement is <input type="text"/> ).									
11. <b>Homeowner's insurance</b> 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> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Policy	Charge							
Policy	Charge								
<b>B</b> Your Charges for All Other Settlement Services		\$							
<b>A + B</b> Total Estimated Settlement Charges		\$							



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

## 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	\$	\$	\$
Your initial interest rate <sup>1</sup>	%	%	%
Your initial monthly amount owed	\$	\$	\$
Change in the monthly amount owed from this GFE	No change	You will pay \$ <b>more</b> every month	You will pay \$ <b>less</b> every month
Change in the amount you will pay at settlement with this interest rate	No change	Your settlement charges will be <b>reduced</b> by \$	Your settlement charges will <b>increase</b> by \$
How much your total estimated settlement charges will be	\$	\$	\$

<sup>1</sup> 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?				
<b>Total Estimated Settlement Charges</b>				

## 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.





# A. Settlement Statement (HUD-1)

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower:		E. Name & Address of Seller:		F. Name & Address of Lender:	
G. Property Location:		H. Settlement Agent:		I. Settlement Date:	
		Place of Settlement:			

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/town taxes to	
107. County taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220) ( )	
<b>303. Cash</b>	<input type="checkbox"/> From <input type="checkbox"/> To Borrower

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes to	
407. County taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	
602. Less reductions in amount due seller (line 520) ( )	
<b>603. Cash</b>	<input type="checkbox"/> To <input type="checkbox"/> From Seller

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>					
Division of commission (line 700) as follows :					
701. \$	to				
702. \$	to				
703. Commission paid at settlement					
704.					
<b>800. Items Payable in Connection with Loan</b>					
801. Our origination charge	\$ a	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen	\$ a	(from GFE #2)			
803. Your adjusted origination charges		(from GFE #A)	A		
804. Appraisal fee to		(from GFE #3)			
805. Credit report to		(from GFE #3)			
806. Tax service to		(from GFE #3)			
807. Flood certification to		(from GFE #3)			
808.					
809.					
810.					
811.					
<b>900. Items Required by Lender to be Paid in Advance</b>					
901. Daily interest charges from	to	@ \$	/day	(from GFE #10)	
902. Mortgage insurance premium for	months to			(from GFE #3)	
903. Homeowner's insurance for	years to			(from GFE #11)	
904.					
<b>1000. Reserves Deposited with Lender</b>					
1001. Initial deposit for your escrow account				(from GFE #9)	B
1002. Homeowner's insurance	months @ \$	per month	\$ b		
1003. Mortgage insurance	months @ \$	per month	\$ b		
1004. Property Taxes	months @ \$	per month	\$ b		
1005.	months @ \$	per month	\$ b		
1006.	months @ \$	per month	\$ b		
1007. Aggregate Adjustment			-\$ b		
<b>1100. Title Charges</b>					
1101. Title services and lender's title insurance				(from GFE #4)	>= C
1102. Settlement or closing fee	\$ C				
1103. Owner's title insurance				(from GFE #5)	
1104. Lender's title insurance	\$ C				
1105. Lender's title policy limit \$					
1106. Owner's title policy limit \$					
1107. Agent's portion of the total title insurance premium to				\$	
1108. Underwriter's portion of the total title insurance premium to				\$	
1109. Abstract or Title Search				\$ C	
1110. Endorsements to Owner's Policy (x: \$) (y: \$). Endorsement premiums to OP included at line 1103*					
1111. Endorsements to Lender's Policy (x:\$) (y: \$). Endorsement premiums to MP included at line 1104*					
<b>1200. Government Recording and Transfer Charges</b>					
1201. Government recording charges				(from GFE #7)	D
1202. Deed \$ d	Mortgage \$ d	Release \$			
1203. Transfer taxes				(from GFE #8)	E
1204. City/County tax/stamps	Deed \$ e	Mortgage \$ e			see note
1205. State tax/stamps	Deed \$ e	Mortgage \$ e			
1206.					
<b>1300. Additional Settlement Charges</b>					
1301. Required services that you can shop for				(from GFE #6)	F
1302.				\$ f	
1303.				\$ f	
1304.					
1305.					
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>					

Note: 1200 Section pattern assumes Loan Originator has shown both deed and mortgage transfer taxes as a Borrower charge on GFE. If this occurs all transfer taxes are shown in Borrower's column and the Seller's cells on lines 1204 and 1205 remain empty. \*Endorsements to title policies and their premiums must be itemized and included with charge for underlying policy. DoubleTime incorporates disclosure at lines 1103 and 1104.





# Good Faith Estimate (GFE)

Name of Originator	Oscar Wilde
Originator Address	1500 East Flagler Avenue Miami, FL 33101
Originator Phone Number	888-407-7775
Originator Email	LEQ@thefund.com

Borrower	Bob Borrower
Property Address	12345 Palmetto Avenue Miami, FL 33145
Date of GFE	December 1, 2009

## 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](http://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 **12/3/09 @ 5 PM**. 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 **12/18/09**.
- After you lock your interest rate, you must go to settlement within **30** days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least **10** days before settlement.

## Summary of your loan

Your initial loan amount is	\$ 300,000.00
Your loan term is	30 years
Your initial interest rate is	6.00%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,823.65 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 \$ **1,823.65**.

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

<b>A</b>	Your Adjusted Origination Charges (See page 2.)	\$ 3,000.00
<b>B</b>	Your Charges for All Other Settlement Services (See page 2.)	\$ 11,048.94
<b>A + B</b>	<b>Total Estimated Settlement Charges</b>	<b>\$ 14,048.94</b>

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.		6,000.00
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 \$ <input type="text" value="3,000.00"/> for this interest rate of <input type="text" value="6.00"/> %. This credit <b>reduces</b> 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) <b>increases</b> 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.		(3,000.00)
<b>A</b> Your Adjusted Origination Charges		\$ 3,000.00
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>	
Appraisal	\$475.00	
Credit Report	\$ 75.00	
Mortgage Insurance	\$300.00	\$ 850.00
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.		\$ 2,075.00
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.		\$ 275.00
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.		
<i>Service</i>	<i>Charge</i>	
Survey	\$425.00	
Termite Inspection	\$150.00	\$ 575.00
7. Government recording charges These charges are for state and local fees to record your loan and title documents.		\$ 150.00
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.		\$ 4,100.00
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 checked="" type="checkbox"/> all property taxes, <input checked="" type="checkbox"/> all insurance, and <input type="checkbox"/> other <input type="text"/> .		\$ 650.00
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 \$ <input type="text" value="53.42"/> per day for <input type="text" value="7"/> days (if your settlement is <input type="text" value="12/25/09"/> ).		\$ 373.94
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>	
Homeowner's Insurance	\$1,500.00	
Windstorm Insurance	\$ 500.00	\$ 2,000.00
<b>B</b> Your Charges for All Other Settlement Services		\$ 11,048.94
<b>A + B</b> Total Estimated Settlement Charges		\$ 14,048.94





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

## 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	\$ 300,000.00	\$	\$
Your initial interest rate <sup>1</sup>	6.00 %	%	%
Your initial monthly amount owed	\$ 1,823.65	\$	\$
Change in the monthly amount owed from this GFE	No change	You will pay \$ <b>more</b> every month	You will pay \$ <b>less</b> every month
Change in the amount you will pay at settlement with this interest rate	No change	Your settlement charges will be <b>reduced</b> by \$	Your settlement charges will <b>increase</b> by \$
How much your total estimated settlement charges will be	\$ 14,048.94	\$	\$

<sup>1</sup> 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	O. Wilde			
Initial loan amount	\$300,000.00			
Loan term	30 yrs.			
Initial interest rate	6.00%			
Initial monthly amount owed	\$1,823.65			
Rate lock period	30 days			
Can interest rate rise?	No			
Can loan balance rise?	No			
Can monthly amount owed rise?	No			
Prepayment penalty?	No			
Balloon payment?	No			
<b>Total Estimated Settlement Charges</b>	\$14,048.94			

## 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.





# A. Settlement Statement (HUD-1)

## B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.		7. Loan Number:
			8. Mortgage Insurance Case Number:

**C. Note:** This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.\*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower:	E. Name & Address of Seller:	F. Name & Address of Lender:
G. Property Location:	H. Settlement Agent:	I. Settlement Date:
	Place of Settlement:	

## J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	
102. Personal property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/town taxes	to
107. County taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	
<b>200. Amount Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes	to
211. County taxes	to
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	( )
303. Cash	<input type="checkbox"/> From <input type="checkbox"/> To Borrower

## K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	
402. Personal property	
403.	
404.	
405.	
<b>Adjustment for items paid by seller in advance</b>	
406. City/town taxes	to
407. County taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	
<b>500. Reductions in Amount Due to seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes	to
511. County taxes	to
512. Assessments	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	
602. Less reductions in amounts due seller (line 520)	( )
603. Cash	<input type="checkbox"/> To <input type="checkbox"/> From Seller

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b>		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$	to		
702. \$	to		
703. Commission paid at settlement			
704.			

<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge	\$	(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)	
803. Your adjusted origination charges		(from GFE #A)	
804. Appraisal fee to		(from GFE #3)	
805. Credit report to		(from GFE #3)	
806. Tax service to		(from GFE #3)	
807. Flood certification to		(from GFE #3)	
808.			
809.			
810.			
811.			

<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Daily interest charges from	to	@ \$	/day (from GFE #10)
902. Mortgage insurance premium for	months to		(from GFE #3)
903. Homeowner's insurance for	years to		(from GFE #11)
904.			

<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account			(from GFE #9)
1002. Homeowner's insurance	months @ \$	per month \$	
1003. Mortgage insurance	months @ \$	per month \$	
1004. Property Taxes	months @ \$	per month \$	
1005.	months @ \$	per month \$	
1006.	months @ \$	per month \$	
1007. Aggregate Adjustment		-\$	

<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance			(from GFE #4)
1102. Settlement or closing fee	\$		
1103. Owner's title insurance			(from GFE #5)
1104. Lender's title insurance	\$		
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$			
1107. Agent's portion of the total title insurance premium to	\$		
1108. Underwriter's portion of the total title insurance premium to	\$		
1109.			
1110.			
1111.			

<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges			(from GFE #7)
1202. Deed \$	Mortgage \$	Release \$	
1203. Transfer taxes (from GFE #8)			
1204. City/County tax/stamps	Deed \$	Mortgage \$	
1205. State tax/stamps	Deed \$	Mortgage \$	
1206.			

<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for			(from GFE #6)
1302.	\$		
1303.	\$		
1304.			
1305.			

<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			





## A. Settlement Statement (HUD-1)

B. Type of Loan			6. File Number:	7. Loan Number:	8. Mortgage Insurance Case Number:
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	2009-365A	1010201	
4. <input type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv. Ins.				
<b>C. Note:</b> This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.*)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: Bob Borrower 12345 Palmetto Avenue Miami, FL 33145		E. Name & Address of Seller: Samuel Seller 9876 Unreachable Avenue Gone Forgood, TX 32145		F. Name & Address of Lender: Gigantic Bank P.O. Box 1600 Washington, DC 00194	
G. Property Location: 12345 Palmetto Avenue Miami, FL 33145		H. Settlement Agent: Fund Member Place of Settlement: Fund Member's Office		I. Settlement Date: 12/31/2009 Disburse Date: 12/31/2009	

J. Summary of Borrower's Transaction	
<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	350,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	15,363.23
104.	
105.	
<b>Adjustment for items paid by seller in advance</b>	
106. City/town taxes to	
107. County taxes 12/31 to 1/1/10	4.00
108. Assessments to	
109.	
110.	
111.	
112.	
<b>120. Gross Amount Due from Borrower</b>	365,367.23
<b>200. Amounts Paid by or in Behalf of Borrower</b>	
201. Deposit or earnest money	5,000.00
202. Principal amount of new loan(s)	300,000.00
203. Existing loan(s) taken subject to	
204.	
205.	
206. Documentary Stamps on Deed	2,450.00
207.	
208.	
209.	
<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
<b>220. Total Paid by/for Borrower</b>	307,450.00
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	365,367.23
302. Less amounts paid by/for borrower (line 220)	(307,450.00)
<b>303. Cash</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	57,917.23

K. Summary of Seller's Transaction	
<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	350,000.00
402. Personal property	
403.	
404.	
405.	
<b>Adjustments for items paid by seller in advance</b>	
406. City/town taxes to	
407. County taxes 12/31 to 1/1/10	4.00
408. Assessments to	
409.	
410.	
411.	
412.	
<b>420. Gross Amount Due to Seller</b>	350,004.00
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	21,010.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	200,000.00
505. Payoff of second mortgage loan	
506. Documentary Stamps on Deed	2,450.00
507.	
508.	
509.	
<b>Adjustments for items unpaid by seller</b>	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
<b>520. Total Reduction Amount Due Seller</b>	223,460.00
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	350,004.00
602. Less reductions in amount due seller (line 520)	(223,460.00)
<b>603. Cash</b> <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	126,544.00

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**L. Settlement Charges**

<b>700. Total Real Estate Broker Fees</b> \$21,295.00			
Division of commission (line 700) as follows:			
701. \$ 11,000.00	to REO Realty		
702. \$ 10,295.00	to Buddy Realty		
703. Commission paid at settlement		\$295.00	\$21,000.00
704.			
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge	\$ 6,000.00	(from GFE #1)	
802. Your credit or charge (points) for the specific interest rate chosen	\$ -3,000.00	(from GFE #2)	
803. Your adjusted origination charges		(from GFE #A)	\$3,000.00
804. Appraisal fee to Price Right		(from GFE #3)	\$500.00
805. Credit report to Criteria		(from GFE #3)	\$60.00
806. Tax service to		(from GFE #3)	
807. Flood certification to		(from GFE #3)	
808.			
809.			
810.			
811.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Daily interest charges from 12/31/09 to 1/1/10 @ \$ 53.42 /day		(from GFE #10)	\$53.42
902. Mortgage insurance premium for 12 months to CAPO		(from GFE #3)	\$300.00
903. Homeowner's insurance for 1 years to Citizens		(from GFE #11)	\$2,025.00
904. Windstorm insurance for 1 year to Citizens			\$725.00
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account		(from GFE #9)	\$880.81
1002. Homeowner's insurance 3 months @ \$ 170.00 per month	\$ 510.00		
1003. Mortgage insurance months @ \$ per month	\$		
1004. Property Taxes 4 months @ \$ 150.00 per month	\$ 600.00		
1005. Windstorm insurance 3 months @ \$ 60.00 per month	\$ 180.00		
1006.	months @ \$ per month	\$	
1007. Aggregate Adjustment			-\$ 409.19
<b>1100. Title Charges</b>			
1101. Title services and lender's title insurance		(from GFE #4)	\$525.00
1102. Settlement or closing fee to Fund Member	\$ 250.00		
1103. Owner's title insurance to Fund Member/ORNTIC		(from GFE #5)	\$1,825.00
1104. Lender's title insurance to Fund Member/ORNTIC	\$ 25.00		
1105. Lender's title policy limit \$ 300,000.00			
1106. Owner's title policy limit \$ 350,000.00			
1107. Agent's portion of the total title insurance premium to Fund Member	\$ 1,295.00		
1108. Underwriter's portion of the total title insurance premium to ORNTIC	\$ 555.00		
1109. Title Search to ATFS, LLC	\$100.00		
1110.			
1111.			
<b>1200. Government Recording and Transfer Charges</b>			
1201. Government recording charges		(from GFE #7)	\$139.00
1202. Deed \$ 10.00 Mortgage \$ 129.00 Release \$ 10.00			\$10.00
1203. Transfer taxes		(from GFE #8)	\$4,100.00
1204. City/County tax/stamps Deed \$ Mortgage \$ 600.00			
1205. State tax/stamps Deed \$ 2,450.00 Mortgage \$ 1,050.00			
1206.			
<b>1300. Additional Settlement Charges</b>			
1301. Required services that you can shop for		(from GFE #6)	\$575.00
1302. Survey to Close Enuff	\$ 425.00		
1303. Termite Inspection to Smak Em	\$ 150.00		
1304. HOA Association Fee to GreenAcres, Inc. 1/1/10 - 12/31/10			\$360.00
1305.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>			
		\$15,363.23	\$21,010.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>	<b>HUD-1 Line Number</b>		
Our origination charge	# 801	6,000.00	6,000.00
Your credit or charge (points) for the specific interest rate chosen	# 802	(3,000.00)	(3,000.00)
Your adjusted origination charges	# 803	3,000.00	3,000.00
Transfer taxes	#1203	4,100.00	4,100.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	150.00	139.00
Appraisal Fee	# 804	475.00	500.00
Credit Report	# 805	75.00	60.00
Mortgage Insurance	# 902	300.00	300.00
Title Services & Lender's Title Ins	# 1101	2,075.00	525.00
Owner's Title Insurance	# 1103	275.00	1,825.00
Survey	# 1302	425.00	425.00
Termite Inspection	# 1303	150.00	150.00
<b>Total</b>		<b>3,925.00</b>	<b>3,924.00</b>
<b>Increase between GFE and HUD-1 Charges</b>		<b>\$</b>	<b>or %</b>

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	650.00	880.81
Daily interest charges	# 901 \$ /day	373.94	53.42
Homeowner's insurance	# 903	1,500.00	2,025.00
Windstorm Insurance	# 904	500.00	725.00
	#		
	#		

#### Loan Terms

Your initial loan amount is	\$ 300,000.00
Your loan term is	30 years
Your initial interest rate is	6.0 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,823.65 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" type="checkbox"/> Mortgage Insurance
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 on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
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 mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on 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 on .
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ 380.00 that results in a total initial monthly amount owed of \$ 2,203.65 This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input checked="" type="checkbox"/> Windstorm Ins. <input type="checkbox"/> <input type="checkbox"/>

**Note:** If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Note: Fund Member, Surveyor, and Termite Inspector on "List"

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>	<b>HUD-1 Line Number</b>		
Our origination charge	# 801	6,000.00	6,000.00
Your credit or charge (points) for the specific interest rate chosen	# 802	(3,000.00)	(3,000.00)
Your adjusted origination charges	# 803	3,000.00	3,000.00
Transfer taxes	#1203	4,100.00	4,100.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	150.00	139.00
Appraisal Fee	# 804	475.00	500.00
Credit Report	# 805	75.00	60.00
Mortgage Insurance	# 902	300.00	300.00
Survey	# 1302	425.00	425.00
Termite Inspection	#1303	150.00	150.00
	#		
	#		
<b>Total</b>		<b>1,575.00</b>	<b>1,574.00</b>
<b>Increase between GFE and HUD-1 Charges</b>		<b>\$</b>	<b>or %</b>

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	650.00	880.81
Daily interest charges	# 901 \$ /day	373.94	53.42
Homeowner's insurance	# 903	1,500.00	2,025.00
Windstorm Insurance	# 904	500.00	725.00
Title Services & Lender's Title Ins	# 1101	2,075.00	525.00
Owner's Title Insurance	# 1103	275.00	1,825.00

#### Loan Terms

Your initial loan amount is	\$ 300,000.00
Your loan term is	30 years
Your initial interest rate is	6.0 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,823.65 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" type="checkbox"/> Mortgage Insurance
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 on and can change again every after . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
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 mortgage insurance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, the first increase can be on 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 on .
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ 380.00 that results in a total initial monthly amount owed of \$ 2,203.65 This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input checked="" type="checkbox"/> Windstorm Ins. <input type="checkbox"/> <input type="checkbox"/>

**Note:** If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Note: Surveyor and Termite Inspector on "List"; Fund Member not.