GOOD FAITH ESTIMATE

Applicants: **First Time Buyer**
Property Addr: **1234 Main Street, Boise, ID 83709**
Prepared By:

Application No: **buyer, ft**
Date Prepared: **06/20/2009**
Loan Program: **Conv Fixed 30**

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees listed are estimates - actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 settlement statement which you will be receiving at settlement. The HUD-1 settlement statement will show you the actual cost for items paid at settlement.

*** PFC** = Prepaid Finance Charge
F = FHA Allowable Closing Cost
POC = Paid Outside of Closing

Total Loan Amount $ **98,188** Interest Rate: **6.000** % Term/Due In: **360 / 360** mths

800	**ITEMS PAYABLE IN CONNECTION WITH LOAN:**		**Amount**	**Paid By**	*** PFC / F / POC**
801	Loan Origination Fee	1.000 %	$ **965.00**		✓
802	Loan Discount				✓
803	Appraisal Fee		**0.00**	Seller	
804	Credit Report				
805	Lender's Inspection Fee				
808	Mortgage Broker Fee				✓
809	Tax Related Service Fee				✓
810	Processing Fee				✓
811	Underwriting Fee		**595.00**		✓
812	Wire Transfer Fee				✓
	Funding Fee		**150.00**		✓
					✓
					✓
					✓

1100	**TITLE CHARGES:**	**Amount**	**Paid By**	**PFC / F / POC**
1101	Closing/Escrow Fee:	$ **350.00**		✓
1105	Document Preparation Fee			✓
1106	Notary Fees			
1107	Attorney Fees			
1108	Title Insurance:	**400.00**		

1200	**GOVERNMENT RECORDING & TRANSFER CHARGES:**	**Amount**	**Paid By**	**PFC / F / POC**
1201	Recording Fees:	$ **65.00**		
1202	City/County Tax/Stamps:			
1203	State Tax/Stamps:			

1300	**ADDITIONAL SETTLEMENT CHARGES:**	**Amount**	**Paid By**	**PFC / F / POC**
1302	Pest Inspection	$		

Estimated Closing Costs **2,525.00**

900	**ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:**		**Amount**	**Paid By**	**PFC / F / POC**
901	Interest	for **5** days @ $ **16.3647** / day	$ **81.82**		✓
902	Mtg Ins. Premium		**1,688.75**		✓
903	Hazard Ins. Premium		**300.00**		
904					
905	VA Funding Fee				

1000	**RESERVES DEPOSITED WITH LENDER:**		**Amount**	**Paid By**	**PFC / F / POC**
1001	Hazard Ins. Premium	**2** mths @ $ **25.00** / mth	$ **50.00**		
1002	Mtg Ins. Premium Reserves	mths @ $ **44.23** / mth			
1003	School Tax	mths @ $ / mth			
1004	Taxes & Assessment Reserves	**6** mths @ $ **104.00** / mth	**624.00**		
1005	Flood Insurance Reserves	mths @ $ / mth			
		mths @ $ / mth			
		mths @ $ / mth			

Estimated Prepaid Items/Reserves **2,744.57**

TOTAL ESTIMATED SETTLEMENT CHARGES **5,269.57**

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:				**TOTAL ESTIMATED MONTHLY PAYMENT:**	
Purchase Price (+)	**100,000.00**	Loan Amount (-)	**98,188.00**	Principal & Interest	**588.69**
Alterations (+)		New First Mortgage(-)		Other Financing (P & I)	
Land (+)		Subordinate Financing (-)		Hazard Insurance	**25.00**
Refi (incl. debts to be paid off) (+)		CC paid by Seller (-)		Real Estate Taxes	**104.00**
Est. Prepaid Items/Reserves (+)	**1,055.82**			Mortgage Insurance	**44.23**
Est. Closing Costs (+)	**2,525.00**			Homeowner Assn. Dues	
New 2nd Mtg Closing Costs (+)				Other	
PMI, MIP, Funding Fee (+)	**1,688.75**				
Discount (Borrower paid) (+)		FHA Required Investment (-)			
FHA EEM Improvements (+)		FHA MI Premium Refund (-)			
		FHA 203k Rehabilitation Cost (-)	**0.00**		
Total Estimated Funds needed to close			**7,081.57**	**Total Monthly Payment**	**761.92**

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your mortgage broker or lender, if your application is to purchase residential real property and the lender will take a first lien on the property. The undersigned acknowledges receipt of the booklet "Settlement Costs," and if applicable the Consumer Handbook on ARM Mortgages.

Applicant **First Time Buyer** Date Applicant Date