

GOOD FAITH ESTIMATE

Applicants: **Joe Sample**
 Property Addr: **100 Main St, Peru, IN 46970**
 Prepared By: **Midwest Financial Services, LLC Ph. 765-475-0436**
402 N. Broadway, Peru, IN 46970

Application No: **sample**
 Date Prepared: **09/05/2008**
 Loan Program: **30 Yr Fixed**

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.

Total Loan Amount \$ **95,000** Interest Rate: **6.000 %** Term: **360 / 360** mths

800	ITEMS PAYABLE IN CONNECTION WITH LOAN:	PFC	S	F	POC
801	Loan Origination Fee +\$ 500.00	\$ 500.00			✓
802	Loan Discount				
803	Appraisal Fee	275.00			✓
804	Credit Report				
805	Lender's Inspection Fee				
808	Mortgage Broker Fee				
809	Tax Related Service Fee	90.00			✓
810	Processing Fee	420.00			✓
811	Underwriting Fee				
812	Wire Transfer Fee				
	Flood Cert	26.00			✓
	Admin Fee	484.00			✓

1100	TITLE CHARGES:	PFC	S	F	POC
1101	Closing or Escrow Fee:	\$ 125.00			✓
1105	Document Preparation Fee				
1106	Notary Fees				
1107	Attorney Fees				
1108	Title Insurance:	95.00			
	Wire/Email/Courier Fees	65.00			

1200	GOVERNMENT RECORDING & TRANSFER CHARGES:	PFC	S	F	POC
1201	Recording Fees:	\$ 66.00			
1202	City/County Tax/Stamps:				
1203	State Tax/Stamps: TIEFF	5.00			

1300	ADDITIONAL SETTLEMENT CHARGES:	PFC	S	F	POC
1302	Pest Inspection	\$			

Estimated Closing Costs **2,151.00**

900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:	PFC	S	F	POC
901	Interest for 15 days @ \$ 15.6164 per day	\$ 234.25			
902	Mortgage Insurance Premium				
903	Hazard Insurance Premium	720.00			
904					
905	VA Funding Fee				

1000	RESERVES DEPOSITED WITH LENDER:	PFC	S	F	POC
1001	Hazard Insurance Premium 3 months @ \$ 60.00 per month	\$ 180.00			
1002	Mortgage Ins. Premium Reserves months @ \$ 46.71 per month				
1003	School Tax months @ \$ per month				
1004	Taxes and Assessment Reserves 7 months @ \$ 70.00 per month	490.00			
1005	Flood Insurance Reserves months @ \$ per month				
	months @ \$ per month				
	months @ \$ per month				
	Aggregate Adjustment	-120.00			
		<i>Estimated Prepaid Items/Reserves</i>			
		1,504.25			

TOTAL ESTIMATED SETTLEMENT CHARGES **3,655.25**

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds):	\$
YSP 0-3%	\$

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:		TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price/Payoff (+)	100,000.00	New First Mortgage(-)	569.57
Loan Amount (-)	95,000.00	Sub Financing(-)	
Est. Closing Costs (+)	2,151.00	New 2nd Mtg Closing Costs(+)	60.00
Est. Prepaid Items/Reserves (+)	1,504.25	Hazard Insurance	70.00
Amount Paid by Seller (-)		Real Estate Taxes	46.71
Earnest Money	-500.00	Mortgage Insurance	
Tax Credit	-1,200.00	Homeowner Assn. Dues	
		Other	

Total Est. Funds needed to close **6,955.25** **Total Monthly Payment** **746.28**

This Good Faith Estimate is being provided by **Midwest Financial Services, LLC**, a mortgage broker, and no lender has been obtained. 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 **Joe Sample** Date _____ Applicant _____ Date _____