

The competitors GFE for a VA refinance Loan

GOOD FAITH ESTIMATE

Applicants: **Personal information**
 Property Addr: **deleted**



Application No: _____
 Date Prepared: **05/18/2009**
 Loan Program: **VAF 30Y 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.

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

Total Loan Amount \$ **175,333** Interest Rate: **5.500 %** Term/Due In: **360 / 360** mths

800 ITEMS PAYABLE IN CONNECTION WITH LOAN:

	Amount	Paid By	* PFC / F / POC
801 Loan Origination Fee Paid To Broker: \$	1,660.00	Borrower	✓
802 Loan Discount Paid To Broker: 1.500 %	2,630.00		✓
803 Appraisal Fee			
804 Credit Report			
805 Lender's Inspection Fee			
808 Mortgage Broker Fee			
809 Tax Related Service Fee			
810 Processing Fee			
811 Underwriting Fee			
812 Wire Transfer Fee		Borrower	✓

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds)

	Amount	PFC
Yield Spread Premium (1.3%)	\$	

1100 TITLE CHARGES:

	Amount	Paid By	PFC / F / POC
1101 Closing/Escrow Fee: \$			
1105 Document Preparation Fee			
1106 Notary Fees			
1107 Attorney Fees Paid To Other:			
1108 Title Insurance:			

1,200.00

1200 GOVERNMENT RECORDING & TRANSFER CHARGES:

	Amount	Paid By	PFC / F / POC
1201 Recording Fees: \$			
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 **5,815.00**

900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:

	Amount	Paid By	PFC / F / POC
901 Interest for 15 days @ \$ 26.4201/day \$	396.30		
902 Mtg Ins. Premium			
903 Hazard Ins. Premium	(1,620.00)	Borrower	✓
904			
905 VA Funding Fee	872.31		

1000 RESERVES DEPOSITED WITH LENDER:

	Amount	Paid By	PFC / F / POC
1001 Hazard Ins. Premium mths @ \$ 11 \$ 135.00 / mth	1,485.00		
1002 Mtg Ins. Premium Reserves mths @ \$ / mth			
1003 School Tax mths @ \$ / mth			
1004 Taxes & Assessment Reserves 3 mths @ \$283.00 / mth	849.00		
1005 Flood Insurance Reserves mths @ \$ / mth			
Aggregate Adjustment	-100.00		

Estimated Prepaid Items/Reserves **3,502.61**

TOTAL ESTIMATED SETTLEMENT CHARGES **9,317.61**

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:

Purchase Price (+)	Loan Amount (-)	175,333.08	Principal & Interest	995.52
Alterations (+)	New First Mortgage(-)		Other Financing (P & I)	
Land (+)	Subordinate Financing (-)		Hazard Insurance	135.00
Refi (incl. debts to be paid off) (+) 166,032.00	CC paid by Seller (-)		Real Estate Taxes	283.00
Est. Prepaid Items/Reserves (+) 2,630.30			Mortgage Insurance	
Est. Closing Costs (+) 3,185.00			Homeowner Assn. Dues	
New 2nd Mtg Closing Costs (+)			Other	
PMI, MIP, Funding Fee (+) 872.31				
Discount (Borrower paid) (+) 2,630.00	FHA Required Investment (-)			
FHA EEM Improvements (+)	FHA MI Premium Refund (-)			
	FHA 203k Rehabilitation Cost (-)	0.00		
Total Estimated Funds needed to close	Total Monthly Payment		1,413.52	

This Good Faith Estimate is being provided by _____, 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.

Good Faith Estimate

(Not a Loan Commitment)

Date: 05/22/2009

This Good Faith Estimate is being provided by a Mortgage Broker, and no lender has yet been obtained. A lender will provide you with an additional Good Faith Estimate within three business days of receipt of your loan application.

GFE Provided By: MilitaryLink LLC	Subject Property: Personal information deleted	Borrower(s): Personal information deleted
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Loan Number:	Interest Rate: 5.250	Type of Loan: VA	Base Loan Amt: 170,000.00
Loan Program: VA 30 Year IRRRL	Term: 360	Sales Price:	Total Loan Amt: 170,850.00

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Estimated Closing Costs			
800	Items Payable in Connection with the Loan		
801 A	Loan Origination Fee @ 1.000% +	\$	1,708.50
802	Loan Discount Fee @ % +	\$	
803	Appraisal Fee	\$	
804	Credit Report	\$	
805	Lender's Inspection Fee	\$	
806	MI Application Fee	\$	
807	Assumption Fee	\$	
808	Mortgage Broker Fee @ % +	\$	
809 A L	Tax Servicing Fee	\$	73.00
810 A L	Processing Fee	\$	695.00
811 A L	Underwriting Fee	\$	525.00
812 A L	Wire Transfer Fee	\$	22.50
813	Mortgage Rating	\$	25.00
814		\$	
815		\$	
816		\$	
817		\$	
818		\$	
819		\$	
820		\$	
821		\$	
822		\$	
823		\$	
Compensation to Broker from Lender (Not paid out of Applicant's Loan Proceeds)			
824	YSP 0-4%		0 %
825			
1100	Title Charges		
1101 A L	Settlement or Closing Fee	\$	325.00
1102	Abstract or Title Search	\$	195.00
1103	Title Examination	\$	
1104	Title Insurance Binder	\$	
1105	Document Preparation Fee	\$	
1106 L	Notary Fee	\$	125.00
1107	Attorney Fee	\$	
1108	Title Insurance Fee	\$	
1109	Lender's coverage: \$370.00	\$	370.00
1110		\$	
1111	Endorsements	\$	100.00
1112		\$	
1113		\$	
1114		\$	
1200	Government Recording and Transfer Charges		
1201	Recording Fee	\$	158.00
1202	Local Tax/Stamps	\$	
1203	State Tax/Stamps	\$	
1204		\$	
1205		\$	
1206		\$	
1300	Additional Settlement Charges		
1301	Survey to:	\$	
1302	Termite/Pest Inspection:	\$	
1303		\$	
1304		\$	
1305		\$	
1306		\$	
1307		\$	
1308		\$	
1309		\$	
Total Estimated Closing Costs		\$	4,322.00

Estimated Reserve/Prepaid Costs			
900	Items Required by Lender to be Paid in Advance		
901	Prepaid Interest 15 days @24.9156	\$	373.73
902	Mortgage Insurance Premium	\$	
903	Hazard Insurance Premium	\$	
904	County Property Tax	\$	
905	VA Funding Fee	\$	850.00
906	Flood Insurance Premium	\$	
907		\$	
908		\$	
1000	Reserves Deposited with Lender		
1001	Hazard Ins 12 mths @ 72.00	\$	864.00
1002	Mortgage Ins mths @	\$	
1003	City Prop. Tax mths @	\$	
1004	Property Tax 6 mths @ 164.00	\$	984.00
1006	Flood Ins mths @	\$	
1007	mths @	\$	
1008	mths @	\$	
1009	mths @	\$	
1010	Aggregate Analysis	\$	
Total Estimated Reserve/Prepaid Costs		\$	3,071.73

Transaction Summary			
Total Estimated Monthly Payment			
Principal & Interest	\$	943.44	
Other Financing (P & I)	\$		
Hazard Insurance	\$	72.00	
Real Estate Taxes	\$	164.00	
Mortgage Insurance	\$		
HOA Dues	\$		
Other	\$		
Total Monthly Payment	\$	1,179.44	
Closing Costs Summary			
Total Borrower Paid Closing Costs (a)	\$	5,628.23	
Total Lender Paid CC	\$	1,765.50	
	\$		
	\$		
Total Non-Borrower Paid Closing Costs (b)	\$	1,765.50	
Total Closing Costs (a+b)	\$	7,393.73	
Total Estimated Funds Needed to Close			
Purchase Price/Payoff	(+) \$	165,000.00	
Total Estimated Closing Costs	(+) \$	4,322.00	
Total Estimated Reserve/Prepaid Costs	(+) \$	2,221.73	
Discounts (if borrower will pay)	(+) \$		
FHA UFMIP/VA Funding Fee	(+) \$	850.00	
Total Costs (c)	\$	172,393.73	
Loan Amount	(-) \$	170,000.00	
Total Non-Borrower Paid Closing Costs	(-) \$	1,765.50	
FHA UFMIP/VA Fee Financed	(-) \$	850.00	
	(-) \$		
	(-) \$		
	(-) \$		
First Mortgage	(-) \$		
Second Mortgage (Subordinate Financing)	(-) \$		
Closing Costs from 2nd Lien	(+) \$		
Total Credits (d)	\$	172,615.50	
Cash to borrower (c - d)	\$	-221.77	

S - Paid by Seller B - Paid by Broker A - APR Affected by Cost
 S/ - Split by Seller & Others L - Paid by Lender O - Paid by Other P - Paid Outside Closing (POC)

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Borrower _____ Date _____ Co-borrower _____ Date _____