

GOOD FAITH ESTIMATE

Applicants: **GOODFAITH ESTIMATE**
 Property Addr: **123 ANY STREET, ANYTOWN, USA,**
 Prepared By: **MAY MORTGAGE Ph. 813-643-0458**
7859 ESTERO BLVD, FORT MYERS BEACH, FL 33931

Application No: **GOODFAITH**
 Date Prepared: **10/01/2003**
 Loan Program:

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 \$ **500,000** Interest Rate: **6.125 %** Term: **360 / 360** mths

800	ITEMS PAYABLE IN CONNECTION WITH LOAN:	PFC	S	F	POC
801	Loan Origination Fee				
802	Loan Discount				
803	Appraisal Fee				
804	Credit Report				
805	Lender's Inspection Fee				
808	Mortgage Broker Fee				
809	Tax Related Service Fee				66.00
810	Processing Fee				
811	Underwriting Fee				
812	Wire Transfer Fee				
					LENDER COMMITMENT FEE 360 FLOOD CERT 18
					378.00
					QUALITY PROCESSING - PROCESSING FEE
					400.00
					APP FEE for appraisal (\$275) & credit report (\$60)
					335.00
					MAY MORTGAGE COURIER FEE
					50.00

1100	TITLE CHARGES:	PFC	S	F	POC
1101	Closing or Escrow Fee:				
1105	Document Preparation Fee				
1106	Notary Fees				
1107	Attorney Fees				
1108	Title Insurance:				675.00
					TITLE QUOTE ASSUMES SELLER IS PAYING FOR OWNERS' TITLE POLICY, AS WELL AS DOC STAMPS ON TRANSFER OF DEED OF OWNERSHIP

1200	GOVERNMENT RECORDING & TRANSFER CHARGES:	PFC	S	F	POC
1201	Recording Fees:				60.00
1202	City/County Tax/Stamps: DOC STAMPS				1,750.00
1203	State Tax/Stamps: INTANGIBLE TAX				1,000.00

1300	ADDITIONAL SETTLEMENT CHARGES:	PFC	S	F	POC
1302	Pest Inspection				65.00
					SURVEY
					275.00
					MAY MORTGAGE non refundable APP FEE (POC \$335)

Estimated Closing Costs **5,054.00**

900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:	PFC	S	F	POC
901	Interest for _____ days @ \$ 85.0694 per day				
902	Mortgage Insurance Premium				
903	Hazard Insurance Premium				
904					
905	VA Funding Fee				

1000	RESERVES DEPOSITED WITH LENDER:	PFC	S	F	POC
1001	Hazard Insurance Premium _____ months @ \$ _____ per month				
1002	Mortgage Ins. Premium Reserves _____ months @ \$ _____ per month				
1003	School Tax _____ months @ \$ _____ per month				
1004	Taxes and Assessment Reserves _____ months @ \$ _____ per month				
1005	Flood Insurance Reserves _____ months @ \$ _____ per month				
	_____ months @ \$ _____ per month				
	_____ months @ \$ _____ per month				

Estimated Prepaid Items/Reserves

TOTAL ESTIMATED SETTLEMENT CHARGES **5,054.00**

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds):	\$
--	----

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:		TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price/Payoff (+)	0.00	Principal & Interest	3,038.05
Loan Amount (-)	500,000.00	Other Financing (P & I)	
Est. Closing Costs (+)	5,054.00	Hazard Insurance	
Est. Prepaid Items/Reserves (+)	0.00	Real Estate Taxes	
Amount Paid by Seller (-)		Mortgage Insurance	
		Homeowner Assn. Dues	
		Other	

Total Est. Funds to you **494,946.00** **Total Monthly Payment** **3,038.05**

This Good Faith Estimate is being provided by **MAY MORTGAGE**, 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 **GOODFAITH ESTIMATE** Date _____ Applicant Date _____