

**FHA**  
**Loan Amount: \$247,160.00**

<u>Fee Description</u>			<u>POC</u>	<u>Borrower</u>	<u>Seller</u>
(801)	Loan Origination Fee .500	to <b>BROKER</b>	<input type="checkbox"/>	\$1,214.55	
(802)	Loan Discount .000	to	<input type="checkbox"/>		
(803)	Appraisal Fee \$	to <b>BROKER FBO APPRAISER</b>	<input checked="" type="checkbox"/>	\$450.00	
(804)	Credit Report \$	to	<input type="checkbox"/>		
(808)	Tax Service Fee	to <b>LENDER</b>	<input type="checkbox"/>	\$125.00	
(809)	Underwriting Fee	to <b>LENDER</b>	<input type="checkbox"/>	\$400.00	
(812)	Flood Certification	to <b>FLOOD CERT INC.</b>	<input type="checkbox"/>	\$20.00	
(813)	Courier/Express Mail Fee	to	<input type="checkbox"/>		
(814)	Processing Fee	to <b>BROKER</b>	<input type="checkbox"/>	\$475.00	
(815)		to	<input type="checkbox"/>		
(816)	POST CLOSING FEE	to <b>LENDER</b>	<input type="checkbox"/>	\$80.00	
(817)		to	<input type="checkbox"/>		
(818)		to	<input type="checkbox"/>		
(819)			<input type="checkbox"/>		
(820)	CLOSING COORDINATION TO BLACK, MANN & GRAHAM, L.L.P.		<input type="checkbox"/>	\$70.00	
(901)	Interest for <b>23 @ 35.55</b> /day		<input type="checkbox"/>	\$817.66	\$0.00
(902)	Mortgage Insurance Premium for ( ) months to <b>MIP Upfront Premium</b>		<input type="checkbox"/>	\$4,250.93	\$0.00
(903)	Hazard Insurance Premium for ( ) years to <b>HAZARD INS. COMPANY</b>		<input type="checkbox"/>	\$1,500.00	
(904)	FHA MIP CREDIT		<input type="checkbox"/>	\$0.00	\$0.00
(905)	VA Funding Fee:				
(906)			<input type="checkbox"/>		
(1001)	Hazard Insurance	<b>8 months @ \$125.00</b> per month		\$1,000.00	\$0.00
(1002)	Mortgage Insurance	<b>0 months @ \$110.63</b> per month			
(1003)	City Tax Reserves	months @ per month		\$0.00	\$0.00
(1004)	County Tax Reserves	<b>13 months @ \$375.00</b> per month		\$4,875.00	\$0.00
(1005)		months @ per month		\$0.00	\$0.00
(1006)		months @ per month		\$0.00	\$0.00
(1007)	Flood Insurance Reserves	months @ per month		\$0.00	\$0.00
(1008)	Aggregate Accounting Adjustment			\$-875	
(1101)	Settlement or Closing Fee	to <b>TITLE COMPANY</b>	<input type="checkbox"/>	\$300.00	\$300.00
(1104)		to	<input type="checkbox"/>		
(1105)	Document Preparation	to <b>BLACK, MANN &amp; GRAHAM, L.L.P.</b>	<input type="checkbox"/>	\$160.00	\$100.00
(1106)			<input type="checkbox"/>		
(1118)	Title Insurance Binder	to <b>TITLE COMPANY</b>	<input type="checkbox"/>	\$100.00	\$1,629.00
	Title Endorsements	T-17 (PUD)	<input type="checkbox"/>	\$25.00	
		T-19	<input type="checkbox"/>	\$81.45	
(1112)	Courier Fee	to <b>TITLE COMPANY</b>	<input type="checkbox"/>	\$65.00	
(1201)	Recording fees: Deed \$ Mortgage \$ Releases \$		<input type="checkbox"/>	\$86.00	
(1202)	City/county/stamps: Deed \$ Mortgage \$		<input type="checkbox"/>		
(1203)	State Tax/Stamps		<input type="checkbox"/>		
(1301)	Survey	to <b>GALVIN SURVEYORS, INC.</b>	<input type="checkbox"/>	\$350.00	
(1302)			<input type="checkbox"/>		
(1303)			<input type="checkbox"/>		
(1304)			<input type="checkbox"/>		

**Yield Spread Premium of \$2,471.60 to BROKER from LENDER (1.00%) POC**

## GOVERNMENT RATES

	RATE	30 DAY
	4.625	2.750
GOVERNMENT	4.750	1.375
30 YEAR FIXED	4.875	0.375
FHA/VA	5.000	-0.500
	5.125	-0.500
	5.250	-1.000
	5.375	-1.500
	5.500	-2.250
	5.625	- 2.375
	5.750	- 2.500



## Good Faith Estimate (GFE)

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

### 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

1. 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.
2. This estimate for all other settlement charges is available through .
3. After you lock your interest rate, you must go to settlement within  days (your rate lock period) to receive the locked interest rate.
4. 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. Our origination charge This charge is for getting this loan for you.									
2. Your credit or charge (points) for the specific interest rate chosen <input type="checkbox"/> The credit or charge for the interest rate of [ ] % is included in "Our origination charge." (See Item 1 above.) <input type="checkbox"/> You receive a credit of \$ [ ] for this interest rate of [ ] %. This credit <b>reduces</b> your settlement charges. <input type="checkbox"/> You pay a charge of \$ [ ] for this interest rate of [ ] %. 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. Required services that we select 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. 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.									
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.									
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. <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								
7. Government recording charges These charges are for state and local fees to record your loan and title documents.									
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.									
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 type="checkbox"/> all property taxes, <input type="checkbox"/> all insurance, and <input type="checkbox"/> other [ ]									
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 \$ [ ] per day for [ ] days (if your settlement is [ ]).									
11. Homeowner's insurance 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> <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 cannot increase at settlement:	The total of these charges can increase up to 10% at settlement:	These charges can change 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.





## Good Faith Estimate (GFE)

OMB Approval No. 2502-0265

Name of Originator	<b>BLACK MORTGAGE</b>
Originator Address	<b>2905 CORPORATE CIRCLE FLOWER MOUND, TX 75028</b>
Originator Phone Number	<b>214-213-1400</b>
Originator Email	<b>TBLACK@BLACKMTG.COM</b>

Borrower	<b>TEST BORROWER</b>
Property Address	<b>123 ANYWHERE ST. DALLAS, TX 75028</b>
Date of GFE	<b>SEPTEMBER 11, 2009</b>

## 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

1. The interest rate for this GFE is available through **October 11, 2009**. 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.
2. This estimate for all other settlement charges is available through **September 25, 2009**.
3. After you lock your interest rate, you must go to settlement within **30** days (your rate lock period) to receive the locked interest rate.
4. You must lock the interest rate at least  days before settlement.

## Summary of your loan

Your initial loan amount is	\$	<b>247,160.00</b>	
Your loan term is	<b>30</b>	years	
Your initial interest rate is	<b>5.25</b>	%	
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$	<b>1,475.46</b>	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 \$ **1,475.46** .

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 <i>(See page 2.)</i>	\$	2,624.55
<b>B</b>	Your Charges for All Other Settlement Services <i>(See page 2.)</i>	\$	14,975.04
<b>A + B</b>	<b>Total Estimated Settlement Charges</b>	\$	17,599.59

Good Faith Estimate (HUD-GFE) 1

Understanding  
your estimated  
settlement charges

Your Adjusted Origination Charges	
<b>1. Our origination charge</b> This charge is for getting this loan for you.	5,096.15
<b>2. 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 checked="" type="checkbox"/> You receive a credit of \$ <b>2,471.60</b> for this interest rate of <b>5.25</b> %. 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.	- 2,471.60
<b>A</b> Your Adjusted Origination Charges	\$ 2,624.55

## OUR ORIGATION CHARGE

Enter in Block 1 column as a total amount, the sum of all charges that all loan originators (lenders and mortgage brokers) involved in the GFE loan will receive, except for any charge (i.e., discount points, but called points on the GFE) for the specific interest rate chosen. If the loan originator is a mortgage broker, this includes payments from the lender to the mortgage broker. A loan originator may not separately charge any additional fees for originating the GFE loan, including application, processing or underwriting. The amount entered in block 1 is subject to zero tolerance.

All origination charges for lenders and mortgage brokers, including fees for the administrative and processing services, are included in the charge in Block 1 of the GFE, "Our Origination Charge" and should not be itemized separately. This includes processing applications, administration fees, underwriting, wire, lender inspection, mortgage broker, loan handling, commitment and other miscellaneous fees.

Loan document preparation is a processing and administrative service.

Attorney's fees charged to prepare loan documents for a lender are considered part of the charge for origination services disclosed on Block 1 of the GFE and should not be separately itemized.

If, however, state law requires further itemization of loan origination fees than required under RESPA, those fees may be treated as other required disclosures and itemized on line 808 and additional lines in the 800 series of the HUD-1 with the charge listed outside the borrower's column.

## FORMULA

Our origination fee = Lenders fees + Broker fees + YSP + Fulfillment fees + Attorney Document Preparation fees

## ORIGINATION CHARGE

(801)Loan Origination Fee	to <b>BROKER</b>	<b>\$1,214.55</b>
(808)Tax Service Fee	to <b>LENDER</b>	<b>125.00</b>
(809)Underwriting Fee	to <b>LENDER</b>	<b>400.00</b>
(814)Processing Fee	to <b>BROKER</b>	<b>475.00</b>
(816)POST CLOSING FEE	to <b>LENDER</b>	<b>80.00</b>
(820)CLOSING COORDINATION	to <b>BM&amp;G</b>	<b>70.00</b>
(1105)Document Preparation	to <b>BM&amp;G</b>	<b>260.00</b>
<b>Yield Spread Premium of \$2,471.60 to Broker from Lender (1.00%) POC</b>		

**Total: \$5,096.15**

Understanding  
your estimated  
settlement charges

Your Adjusted Origination Charges	
<b>1. Our origination charge</b> This charge is for getting this loan for you.	5,096.15
<b>2. 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 checked="" type="checkbox"/> You receive a credit of \$ <b>2,471.60</b> for this interest rate of <b>5.25</b> %. 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.	- 2,471.60
<b>A</b> Your Adjusted Origination Charges	\$ 2,624.55



Understanding  
your estimated  
settlement charges

Your Adjusted Origination Charges	
<b>1. Our origination charge</b> This charge is for getting this loan for you.	2,624.55
<b>2. Your credit or charge (points) for the specific interest rate chosen</b> <input checked="" type="checkbox"/> The credit or charge for the interest rate of <b>5.25</b> % 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.	0
<b>A</b> Your Adjusted Origination Charges	\$ 2,624.55

*Some of these charges  
can change at settlement.  
See the top of page 3 for  
more information.*

Your Charges for All Other Settlement Services		
<b>3. 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.		
<i>Service</i>	<i>Charge</i>	
<b>APPRAISAL</b>	<b>450.00</b>	
<b>FLOOD CERT</b>	<b>20.00</b>	
<b>FHA MORTGAGE INSURANCE</b>	<b>4,250.93</b>	
		<b>4,720.93</b>
<b>4. 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.		<b>871.45</b>
<b>5. Owner's title insurance</b> You may purchase an owner's title insurance policy to protect your interest in the property.		<b>1,629.00</b>

**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.

*Service*

*Charge*

**SURVEY**

**350.00**

**350.00**

<b>7. Government recording charges</b> These charges are for state and local fees to record your loan and title documents.	<b>86.00</b>
<b>8. Transfer taxes</b> These charges are for state and local fees on mortgages and home sales.	<b>0.00</b>

<p><b>9. 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 checked="" type="checkbox"/> all property taxes, <input checked="" type="checkbox"/> all insurance, and <input type="checkbox"/> other _____.</p>	<p><b>5,000.00</b></p>				
<p><b>10. 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 \$ <u>35.55</u> per day for <u>23</u> days (if your settlement is <u>10/09/09</u> ).</p>	<p><b>817.66</b></p>				
<p><b>11. Homeowner's insurance</b>  This charge is for the insurance you must buy for the property to protect from a loss, such as fire.</p> <table> <tr> <td><i>Policy</i></td><td><i>Charge</i></td></tr> <tr> <td><b>HAZARD INSURANCE</b></td><td><b>1,500.00</b></td></tr> </table>	<i>Policy</i>	<i>Charge</i>	<b>HAZARD INSURANCE</b>	<b>1,500.00</b>	<p><b>1,500.00</b></p>
<i>Policy</i>	<i>Charge</i>				
<b>HAZARD INSURANCE</b>	<b>1,500.00</b>				

<b>B</b>	Your Charges for All Other Settlement Services	\$	<b>14,975.04</b>
<b>A + B</b>	<b>Total Estimated Settlement Charges</b>	\$	<b>17,599.59</b>



Good Faith Estimate (HUD-GFE) 2

## 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 cannot increase at settlement:	The total of these charges can increase up to 10% at settlement:	These charges can change 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	\$ 247,160.00	\$ 247,160.00	\$ 247,160.00
Your initial interest rate <sup>1</sup>	5.25 %	5.375 %	4.75 %
Your initial monthly amount owed	\$ 1,475.46	\$ 1,494.67	\$ 1,399.87
Change in the monthly amount owed from this GFE	No change	You will pay \$ 19.21 more every month	You will pay \$ 75.59 less every month
Change in the amount you will pay at settlement with this interest rate	No change	Your settlement charges will be reduced by \$ 1,214.55	Your settlement charges will increase by \$ 3,340.01
How much your total estimated settlement charges will be	\$ 17,599.59	\$ 16,385.04	\$ 20,939.60

<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.



**Good Faith Estimate (HUD-GFE)** 3

**A. Settlement Statement (HUD-1)**

B. Type of Loan			
1	<input checked="" type="checkbox"/> FHA	2	<input type="checkbox"/> RHS
3	<input type="checkbox"/> Conv. Univ.	4	<input type="checkbox"/> VA
5	<input type="checkbox"/> Conv. Ins.	6	<input type="checkbox"/> Other
a. Plan Number: 10812222		c. Loan Number: 492-84345	
b. Mortgage Insurance Case Number: 492-875111-703-203B			
<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: <b>TEST BORROWER 1200 TOUR 18 DRIVE BARTONVILLE, TX 76022</b>		e. Name & Address of Seller: <b>WOLFGANG PHELMACHER 123 ANYWHERE ST. DALLAS, TX 75028</b>	
f. Name & Address of Lender: <b>BLACK MORTGAGE 2905 CORPORATE CIRCLE FLOWER MOUND, TX 75028</b>			
g. Property Location: <b>123 ANYWHERE ST. DALLAS, TX 75028</b>		h. Settlement Agent: <b>STEWART TITLE 2905 CORPORATE CIRCLE FLOWER MOUND, TX 75028</b>	
		i. Settlement Date: <b>10-09-2009</b>	
		j. Place of Settlement: <b>2905 CORPORATE CIRCLE FLOWER MOUND, TX 75028</b>	

J. Summary of Borrower's Transaction			
100. Gross Amount Due from Borrower			
101. Contract sales price			269,900.00
102. Personal property			
103. Settlement charges to borrower (line 1400)			17,195.59
104.			
105.			
Adjustment for items paid by seller in advance			
106. City/town taxes	to		
107. County taxes	to		
108. Assessments	10-09-09 to 1-01-10		134.25
109.			
110.			
111.			
112.			
120. Gross Amount Due from Borrower			287,229.84
200. Amounts Paid by or in Behalf of Borrower			
201. Deposit earnest money			1,000.00
202. Principal amount of loan (line 400)			247,160.00
203. Existing loan(s) taken subject to			
204.			
205.			
206. DOCUMENT PREPARATION WARRANTY DEED			100.00
207. OWNERS TITLE POLICY			1629.00
208. SELLER'S ESCROW FEE			300.00
209.			
Adjustments for items unpaid by seller			
210. City/town taxes	to		
211. County taxes	to		
212. Assessments	to		
213. ALL TAXES 1-1-09 to 10-09-09			4,080.33
214.			
215.			
216.			
217.			
218.			
219.			
220. Total Paid by/for Seller			254,269.33
300. Cash at Settlement from/to Borrower			
301. Gross amount due from borrower (line 120)			287,229.84
302. Less amounts paid by/for borrower (line 200)			( 254,269.33 )
303. Cash	<input checked="" type="checkbox"/> From	<input type="checkbox"/> To Borrower	32,960.51

K. Summary of Seller's Transaction			
400. Gross Amount Due to Seller			
401. Contract sales price			269,900.00
402. Personal property			
403.			
404.			
405.			
Adjustments for items paid by seller in advance			
406. City/town taxes	to		
407. County taxes	to		
408. Assessments	10-09-09 to 1-01-10		134.25
409.			
410.			
411.			
412.			
420. Gross Amount Due to Seller			270,034.25
500. Reductions in Amount Due to Seller			
501. Excess deposit (see instructions)			
502. Settlement charges to seller (line 210)			16,784.00
503. Existing loan(s) taken subject to			
504. Payoff of first mortgage loan			
505. Payoff of second mortgage loan			
506. DOCUMENT PREPARATION WARRANTY DEED			100.00
507. OWNERS TITLE POLICY			1629.00
508. SELLER'S ESCROW FEE			300.00
509.			
Adjustments for items unpaid by seller			
510. City/town taxes	to		
511. County taxes	to		
512. Assessments	to		
513. ALL TAXES 1-1-09 to 10-09-09			4,080.33
514.			
515.			
516.			
517.			
518.			
519.			
520. Total Reduction Amount Due Seller			22,893.33
600. Cash at Settlement to/from Seller			
601. Gross amount due to seller (line 420)			270,034.25
602. Less reductions in amount due seller (line 520)			( 22,893.33 )
603. Cash	<input checked="" type="checkbox"/> To	<input type="checkbox"/> From Seller	247,140.92

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					
700. Total Real Estate Broker Fees		\$16,194.00		Paid From Borrower's Settlement	Paid From Seller's Settlement
Division of commission (line 700) as follows:					
701.	\$	8,097.00	to	COLDWELL BANKER	
702.	\$	8,097.00	to	DFW FINE PROPERTIES	
703.	Commission paid at settlement				16,194.00
704.					
800. Items Payable in Connection with Loan					
801.	Origination charge		\$	5096.15	(from GFE #1)
802.	Your credit or charge (points) for the specific interest rate chosen		\$	-2471.60	(from GFE #2)
803.	Your adjusted origination charges				(from GFE #4)
804.	Appraisal fee to	AURORA APPRAISAL (POC BUYER)		450.00	(from GFE #3)
805.	Credit report to				(from GFE #5)
806.	Tax service to				(from GFE #6)
807.	Flood certification	LENDER'S FLOOD CERTIFICATE INC			(from GFE #8)
808.	DOCUMENT PREPARATION TO BLACK, MANN & GRAHAM			260.00	
809.	CLOSING COORDINATION TO BLACK, MANN & GRAHAM			70.00	
900. Items Required by Lender to Be Paid in Advance:					
901.	Daily interest charges from 10/9 to 11/1 @ \$35.55/day				(from GFE #10)
902.	Mortgage insurance premium	for 12 months to	FHA		(from GFE #3)
903.	Homeowner's insurance	for 1 years to	FIREMANS FUND		(from GFE #11)
904.					
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account:				(from GFE #9)
1002.	Homeowner's insurance	8 months @ \$	125.00	per month	\$
1003.	Mortgage insurance	months @ \$		per month	\$
1004.	Property taxes	13 months @ \$	375.00	per month	\$
1005.		months @ \$		per month	\$
1006.		months @ \$		per month	\$
1007.	Aggregate Adjustment		\$	875.00	
1100. Title Charges					
1101.	Title services and lender's title insurance:				(from GFE #4)
1102.	Settlement or closing fee		\$	600.00	
1103.	Owner's title insurance				(from GFE #5)
1104.	Lender's title insurance		\$	100.00	
1105.	Lender's title policy limit \$		247,160.00		
1106.	Owner's title policy limit \$		269,900.00		
1107.	Agent's portion of the total title insurance premium		85%	\$	1560.13
1108.	Underwriter's portion of the total title insurance premium		15%	\$	275.32
1200. Government Recording and Transfer Charges					
1201.	Government recording charges:				(from GFE #7)
1202.	Deed \$	48.00	Mortgage \$	56.00	Releases \$
1203.	Transfer taxes:				(from GFE #8)
1204.	City/County tax/stamps	Deed \$		Mortgage \$	
1205.	State tax/stamps	Deed \$		Mortgage \$	
1206.					
1300. Additional Settlement Charges					
1301.	Required services that you can shop for				(from GFE #6)
1302.	SURVEY TO GALVIN		\$	378.00	
1303.			\$		
1304.	HOME WARRANTY TO: AMERICAN TITLE				490.00
1305.	HOA RESALE CERTIFICATE TO: HMR ASSOC				100.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				17,195.59	16,784.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
Our origination charge	# 801	5096.15	5096.15
Your credit or charge (points) for the specific interest rate chosen	# 802	-2471.60	-2471.60
Your adjusted origination charges	# 803	2624.55	2624.55
Transfer taxes	# 1203	00	00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	86.00	104.00
APPRaisal	# 804	450.00	450.00
FLOOD CERT	# 807	20.00	20.00
FHA MORTGAGE INSURANCE	# 902	4250.93	4250.93
SURVEY	# 1302	350.00	378.00
	#		
	#		
	#		
Total		5156.93	5202.93
Increase between GFE and HUD-1 Charges		\$ 46.00	or 1.1 %

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	5000.00	5000.00
Daily interest charges	# 901 23 DAYS 35.55 day	817.66	817.66
Homeowner's insurance	# 903	1500.00	1500.00
TITLE SERVICES AND LENDER'S TITLE INS.	# 1101	871.45	871.45
OWNER'S TITLE INSURANCE	# 1103	1629.00	1629.00
	#		

#### Loan Terms

Your initial loan amount is	\$ 247,160.00
Your loan term is	30 years
Your initial interest rate is	5.25 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1475.46 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 \$ 500.00 that results in a total initial monthly amount owed of \$ 1,975.46. 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 type="checkbox"/>

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

L. Settlement Charges				
<b>700. Total Real Estate Broker Fees</b>		<b>16,194.00</b>		
Division of commission (line 700) as follows:			Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. \$ <b>8,097.00</b>	to	<b>COLDWELL BANKER</b>		
702. \$ <b>8,097.00</b>	to	<b>DFW FINE PROPERTIES</b>		
703. Commission paid at settlement				<b>16,194.00</b>
704.				

<b>800. Items Payable in Connection with Loan</b>				
801. Our origination charge	\$ 5096.15	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$ -2471.60	(from GFE #2)		
803. Your adjusted origination charges		(from GFE A)	2624.55	
804. Appraisal fee to <b>AURORA APPRAISAL (POC BUYER)</b>		(from GFE #3)	450.00	
805. Credit report to		(from GFE #3)		
806. Tax service to		(from GFE #3)		
807. Flood certification <b>LENDERS FLOOD CERT INC.</b>		(from GFE #3)	20.00	
808. <b>DOCUMENT PREPARATION TO BLACK, MANN &amp; GRAHAM</b>	<b>260.00</b>			
809. <b>CLOSING COORDINATION TO BLACK, MANN &amp; GRAHAM</b>	<b>70.00</b>			

900. Items Required by Lender to Be Paid in Advance				
901. Daily interest charges from	10/9	to 11/1 @ \$ 35.55/day	(from GFE #10)	817.66
902. Mortgage insurance premium	for 12	months to FHA	(from GFE #3)	4250.93
903. Homeowner's insurance	for 1	years to FIREMANS FUND	(from GFE #11)	1500.00
904.				



<b>1000. Reserves Deposited with Lender</b>					
1001. Initial deposit for your escrow account	(from GFE #9)				<b>5000.00</b>
1002. Homeowner's insurance	8 months @ \$	<b>125.00</b>	per month	\$	<b>1000.00</b>
1003. Mortgage insurance	months @ \$		per month	\$	
1004. Property taxes	13 months @ \$	<b>375.00</b>	per month	\$	<b>4875.00</b>
1005.	months @ \$		per month	\$	
1006.	months @ \$		per month	\$	
1007. Aggregate Adjustment				-\$	<b>875.00</b>

<b>1100. Title Charges</b>				
1101. Title services and lender's title insurance	(from GFE #4)		<b>871.45</b>	
1102. Settlement or closing fee	\$	<b>600.00</b>		
1103. Owner's title insurance	(from GFE #5)		<b>1629.00</b>	
1104. Lender's title insurance	\$	<b>100.00</b>		
1105. Lender's title policy limit \$	<b>247,160.00</b>			
1106. Owner's title policy limit \$	<b>269,900.00</b>			
1107. Agent's portion of the total title insurance premium 85%	\$	<b>1560.13</b>		
1108. Underwriter's portion of the total title insurance premium 15%	\$	<b>275.32</b>		

1200. Government Recording and Transfer Charges				
1201. Government recording charges			(from GFE #7)	104.00
1202. Deed \$ 48.00	Mortgage \$ 56.00	Releases \$		
1203. Transfer taxes			(from GFE #8)	
1204. City/County tax/stamps	Deed \$	Mortgage \$		
1205. State tax/stamps	Deed \$	Mortgage \$		
1206.				

1300. Additional Settlement Charges				
1301.	Required services that you can shop for	(from GFE #6)	378.00	
1302.	SURVEY TO: GALVIN	\$ 378.00		
1303.		\$		
1304.	HOME WARRANTY TO: AMERICAN TITLE			490.00
1305.	HOA RESALE CERTIFICATE			100.00

<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>	<b>17,195.59</b>	<b>16,784.00</b>
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Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	HUD-1 Line Number		
Our origination charge	# 801	5096.15	5096.15
Your credit or charge (points) for the specific interest rate chosen	# 802	-2471.60	-2471.60
Your adjusted origination charges	# 803	2624.55	2624.55
Transfer taxes	#1203	00	00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate		HUD-1	
Government recording charges	# 1201	86.00		104.00	
APPRAISAL	# 804	450.00		450.00	
FLOOD CERT	# 807	20.00		20.00	
FHA MORTGAGE	# 902	4250.93		4250.93	
SURVEY	# 1302	350.00		378.00	
	#				
	#				
	#				
Total		5156.93		5202.93	
Increase between GFE and HUD-1 Charges		\$ 46.00	or	1.1	%

Charges That Can Change		
Initial deposit for your escrow account	#1001	
Daily interest charges <b>23 DAYS</b>	# 901	\$ 35.55 /day
Homeowner's insurance	# 903	
<b>TITLE SERVICES AND LENDER'S TITLE INSURANCE</b>	# 1101	
<b>OWNER'S TITLE INSURANCE</b>	# 1103	
	#	

Good Faith Estimate	HUD-1
<b>5000.00</b>	<b>5000.00</b>
<b>817.66</b>	<b>817.66</b>
<b>1500.00</b>	<b>1500.00</b>
<b>871.45</b>	<b>871.45</b>
<b>1629.00</b>	<b>1629.00</b>



## Loan Terms

Your initial loan amount is	\$ 247,160.00
Your loan term is	30 years
Your initial interest rate is	5.25 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 1,475.46 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 \$ 500.00 that results in a total initial monthly amount owed of \$ 1,975.46 . 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 type="checkbox"/> <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.