GOOD FAITH ESTIMATE

Applicants:	Jane Doe	Application No:	DOE
Property Addr:	SINGLE FAMILY RESIDENCE, LOMBARD, IL 60148	Date Prepared:	02/15/2007
Prepared By:		Loan Program:	30 YEAR FIXED

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees 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 $ 240,000 Interest Rate: 6.000% 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					✓			
810	Processing Fee				275.00	✓			
811	Underwriting Fee				350.00	✓			
812	Wire Transfer Fee					✓			
						✓			
						✓			
	APPLICATION FEE				350.00	✓			
						✓			

Lender Fees

Paid at time of pre-approval. Nothing should be Paid Outside Closing

1100	**TITLE CHARGES:**					**PFC**	**S**	**F**	**POC**
1101	Closing or Escrow Fee:	Title Insurance, Recording, Closing, and Assignments		$	1,000.00	✓			
1105	Document Preparation Fee								
1106	Notary Fees								
1107	Attorney Fees				375.00				
1108	Title Insurance								

Lender Fee

#1101 + #1108 + #1201 = Total Title Charges. Should be a minimum $1,000

1200	**GOVERNMENT RECORDING AND TRANSFER CHARGES:**					**PFC**	**S**	**F**	**POC**
1201	Recording Fees			$					
1202	City/County Tax Stamps	VARIES BY TOWN							
1203	State Tax Stamps								

1300	**ADDITIONAL SETTLEMENT CHARGES:**					**PFC**	**S**	**F**	**POC**
1302	Pest Inspection			$					
			Estimated Closing Costs		2,350.00				

900	**ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:**					**PFC**	**S**	**F**	**POC**
901	Interest for 30 days @ $ 40.0000 per day			$	1,200.00	✓			
902	Mortgage Insurance Premium					✓			
903	Hazard Insurance Premium	You pick your own agent			600.00				
904									
905	VA Funding Fee								

Watch the number of days. 30 is the worst case scenario, and therefore the best example

1000	**RESERVES DEPOSITED WITH LENDER:**								**PFC**	**S**	**F**	**POC**
1001	Hazard Insurance Premiums	2	months @ $	50.00	per month	$	100.00				
1002	Mortgage Insurance Premiums Reserves		months @ $		per month			✓			
1003	School Tax		months @ $		per month						
1004	Taxes and Assessment Reserves	-3	months @ $	300.00	per month		-900.00				
1005	Flood Insurance Reserves		months @ $		per month						
			months @ $		per month						
			months @ $		per month						
					Estimated Prepaid Items/Reserves		1,000.00				
	TOTAL ESTIMATED SETTLEMENT CHARGES						3,350.00				

Credit should exceed deposit for escrow account setup

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:				TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price/Payoff (+)	300,000.00	New First Mortgage (-)		Principal & Interest	1,438.92
Loan Amount (-)	240,000.00	Sub Financing (-)		Other Financing (P & I)	
Est. Closing Costs (+)	2,350.00	New 2nd Mtg. Closing Costs (+)		Hazard Insurance	50.00
Est. Prepaid Items/Reserves (+)	1,000.00			Real Estate Taxes	300.00
Amount Paid by Seller (-)				Mortgage Insurance	
LESS EARNEST MONEY				Homeowner Assn. Dues	
				Other	
Total Est. Funds needed to close		63,350.00		Total Monthly Payment	1,788.92

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 JANE DOE Date

Applicant Date