

GOOD FAITH ESTIMATE

Applicants: **JON DOE**
 Property Addr: **1234 MAIN STREET, FT. LUPTON, CO 80156**
 Prepared By: **ROCKY MOUNTAIN MORTGAGE SPECIALISTS INC Ph. 303-773-6106**
7075 S. ALTON WAY, ENGLEWOOD, CO 80112

Application No: **0908090201**
 Date Prepared: **09/02/2008**
 Loan Program: **USDA 2-1 BUYDOWN**

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 \$		210,500	Interest Rate:	6.500 %	Term:	360 mths
800 ITEMS PAYABLE IN CONNECTION WITH LOAN:						
801	Loan Origination Fee	Paid To Broker		1.000 %		\$ 2,105.00 ✓
802	Loan Discount					
803	Appraisal Fee					400.00
804	Credit Report	Paid To Broker				25.00
805	Lender's Inspection Fee					
808	Mortgage Broker Fee					
809	Tax Related Service Fee					84.00 ✓
810	Processing Fee	Paid To Broker				550.00 ✓
811	Underwriting Fee					175.00 ✓
812	Wire Transfer Fee					
	ADMIN / DOC PREP					300.00 ✓
	FUNDING FEE					395.00 ✓
	BUYDOWN SUBSIDY					5,263.00 ✓

1100 TITLE CHARGES:						
1101	Closing/Escrow Fee:					\$ 200.00 ✓
1105	Document Preparation Fee					150.00 ✓
1106	Notary Fees					
1107	Attorney Fees					
1108	Title Insurance:					350.00 ✓
	MISC. TITLE FEES					200.00 ✓
1109	COURIER FEE					40.00 ✓

1200 GOVERNMENT RECORDING & TRANSFER CHARGES:						
1201	Recording Fees:					\$ 97.31
1202	City/County Tax/Stamps:					
1203	State Tax/Stamps:					

1300 ADDITIONAL SETTLEMENT CHARGES:						
1302	Pest Inspection					\$ 25.00 ✓
	FLOOD CERTIFICATE					

Estimated Closing Costs **10,359.31**

900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:						
901	Interest		for 15 days @ \$ 37.4863 / day			\$ 562.29 ✓
902	Mtg Ins. Premium					
903	Hazard Ins. Premium					947.28
904						
905	VA Funding Fee					
	USDA GUARANTEE FEE (2.0%)					4,210.00 ✓

1000 RESERVES DEPOSITED WITH LENDER:						
1001	Hazard Ins. Premium		2 mths @ \$ 78.94 / mth			\$ 157.88
1002	Mtg Ins. Premium Reserves		mths @ \$ / mth			
1003	School Tax		mths @ \$ / mth			
1004	Taxes & Assessment Reserves		4 mths @ \$ 131.56 / mth			526.24
1005	Flood Insurance Reserves		mths @ \$ / mth			
			mths @ \$ / mth			
			mths @ \$ / mth			

Estimated Prepaid Items/Reserves **6,403.69**

TOTAL ESTIMATED SETTLEMENT CHARGES **16,763.00**

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:				TOTAL ESTIMATED MONTHLY PAYMENT:			
Purchase Price/Payoff (+)	200,000.00	New First Mortgage(-)		Principal & Interest	1,066.57		
Loan Amount (-)	210,500.00	Sub Financing(-)		Other Financing (P & I)			
Est. Closing Costs (+)	10,359.31	New 2nd Mtg Closing Costs(+)		Hazard Insurance	78.94		
Est. Prepaid Items/Reserves (+)	6,403.69			Real Estate Taxes	131.56		
Amount Paid by Seller (-)	5,263.00			Mortgage Insurance			
EARNEST DEPOSIT	-1,000.00			Homeowner Assn. Dues			
				Other			

Total Est. Funds needed to close **0.00** **Total Monthly Payment** **1,277.07**

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 **JON DOE** Date _____ Applicant Date _____
 Calyx Form - gfe2.frm (09/07)

TRUTH-IN-LENDING DISCLOSURE STATEMENT

(THIS IS NEITHER A CONTRACT NOR A COMMITMENT TO LEND)

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ENGLEWOOD , CO 80112
303-773-6106
 Date Prepared: **09/02/2008**

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS
The cost of your credit as a yearly rate	The dollar amount the credit will cost you	The amount of credit provided to you or on your behalf	The amount you will have paid after making all payments as scheduled
* 6.951 %	\$ * 278,302.04	\$ * 195,890.71	\$ * 474,192.75

REQUIRED DEPOSIT: The annual percentage rate does not take into account your required deposit
PAYMENTS: Your payment schedule will be:

Number of Payments	Amount of Payments **	When Payments Are Due	Number of Payments	Amount of Payments **	When Payments Are Due	Number of Payments	Amount of Payments **	When Payments Are Due
		Monthly Beginning:			Monthly Beginning:			Monthly Beginning:
12	1,066.57							
12	1,195.20							
335	1,330.50							
1	1,334.01							

DEMAND FEATURE: This obligation has a demand feature.
 VARIABLE RATE FEATURE: This loan contains a variable rate feature. A variable rate disclosure has been provided earlier.

CREDIT LIFE/CREDIT DISABILITY: Credit life insurance and credit disability insurance are not required to obtain credit, and will not be provided unless you sign and agree to pay the additional cost.

Type	Premium	Signature
Credit Life		I want credit life insurance. Signature:
Credit Disability		I want credit disability insurance. Signature:
Credit Life and Disability		I want credit life and disability insurance. Signature:

INSURANCE: The following insurance is required to obtain credit:
 Credit life insurance Credit disability Property insurance Flood insurance

You may obtain the insurance from anyone you want that is acceptable to creditor
 If you purchase property flood insurance from creditor you will pay \$ _____ for a one year term.

SECURITY: You are giving a security interest in: **TBD - MANUFACTURED HOME**
 The goods or property being purchased Real property you already own.

FILING FEES: \$ **90.00**

LATE CHARGE: If a payment is more than **15** days late, you will be charged **5.000** % of the payment

PREPAYMENT: If you pay off early, you
 may will not have to pay a penalty.
 may will not be entitled to a refund of part of the finance charge.

ASSUMPTION: Someone buying your property
 may may, subject to conditions may not assume the remainder of your loan on the original terms.

See your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date and prepayment refunds and penalties

* means an estimate all dates and numerical disclosures except the late payment disclosures are estimates.

** NOTE: The Payments shown above include reserve deposits for Mortgage Insurance (if applicable), but exclude Property Taxes and Insurance.

THE UNDERSIGNED ACKNOWLEDGES RECEIVING A COMPLETED COPY OF THIS DISCLOSURE.

JON DOE (Applicant) (Date)	(Applicant) (Date)
(Applicant) (Date)	(Applicant) (Date)
(Lender) (Date)	