



InterFirst
MORTGAGE COMPANY

Quick Reference Card Good Faith Estimate (GFE)

Name of Originator	XYX Mortgage	Borrower	John Smith
Originator Address	100 N. Main St. Springfield, IL 62703	Property Address	123 Water St. Barstow, NV 92311
Originator Phone Number	(800) 123-1234		
Originator Email	(optional)	Date of GFE	5/20/13

GFE must be dated within 3 business days of the application date and/or valid COC.

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. 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

If floating, enter "N/A", "1", or a number greater than 1. Cannot be "0". If locked, this field must be "N/A".

- The interest rate for this GFE is available through **6/20/13**. 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.
- This estimate for all other settlement charges is available through **6/05/13**.
- After you lock your interest rate, you must go to settlement within **30** days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least **N/A** days before settlement.

If floating, enter the GFE date - cannot be "N/A". If locked, enter the lock exp. date. The GFE date is day 0.

Minimum of 10 business days, excluding Sundays and federal holidays. Date cannot change on subsequent GFEs.

Summary of your loan

Review the loan summary. The summary for locked loans should match the loan terms.

Check "Yes" for ARMs and complete all corresponding fields.

Check "Yes" if the loan includes an impound/escrow account and fill out Box 9 on Page 2. Check "No" if the loan does not include this account.

Your initial loan amount is	\$ 185,000
Your loan term is	30 years
Your initial interest rate is	3.125 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 792.49 per month
Can your interest rate 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 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.

If floating, enter "N/A" or a lock period (15, 30, 45, 60, etc.) If locked, it must match the lock period.

Enter the loan amount. If FHA, include the upfront MIP in the loan amount.

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 \$ **792.49**.

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.

Enter principal, interest, and MI only.

Summary of your settlement charges

A	Your Adjusted Origination Charges (See page 2.)	\$ 1,200.00
B	Your Charges for All Other Settlement Services (See page 2.)	\$ 3,456.77
A + B	Total Estimated Settlement Charges	\$ 4,656.77

See Pg. 2 for a breakdown of the charges in boxes A and B. These estimated settlement charges must match the Broker Fee sheet.

Good Faith Estimate (HUD-GFE) 1

Box 2. Check the 2nd box if there is a credit for the interest rate.

Box 2. Check the 3rd box if there is a charge for the interest rate (discount points and Loan Level Price Adjustments).

Box 4. Include fees such as title search, examination and endorsements, lender's title insurance, delivery fee, settlement or escrow fee, sub escrow fee, and notary fee. The fees are not individually itemized. Any fee relating to settlement, escrow or title services, except for owner's title insurance, goes here. Include mobile notary.

Box 5. For a purchase transaction, enter the fee for the owner's title insurance and any endorsements, regardless of who pays. For a refi, enter "N/A".

Box 7. Enter any state and local recording fees for the loan and title documents.

Box 9. Enter the estimate of the required deposit for the borrowers' initial impound account at closing. The estimate includes deposits for property taxes, hazard insurance, flood insurance, mortgage insurance, and any other impounds.

Your Adjusted Origination Charges

1. Our origination charge This charge is for getting this loan for you.	\$ 3,712.04
2. Your credit or charge (points) for the specific interest rate chosen <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 \$ 2512.04 for this interest rate of 3.125 %. This credit reduces 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) increases 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.	2,512.04

A

Your Adjusted Origination Charges

\$ 1,200.00

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><tr><th>Service</th><th>Charge</th></tr><tr><td>Appraisal Fee</td><td>350.00</td></tr><tr><td>Credit Report</td><td>25.00</td></tr></table>	Service	Charge	Appraisal Fee	350.00	Credit Report	25.00	375.00
Service	Charge						
Appraisal Fee	350.00						
Credit Report	25.00						
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.	1,460.00						
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.	0.00						
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.	0.00						
<table><tr><th>Service</th><th>Charge</th></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	Service	Charge					
Service	Charge						
7. Government recording charges These charges are for state and local fees to record your loan and title documents.	200.00						
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.	0.00						
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 <input type="text"/> .	875.00						
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 \$ <input type="text"/> per day for <input type="text"/> days (if your settlement is <input type="text"/>).	546.77						
11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire.	0.00						
<table><tr><th>Policy</th><th>Charge</th></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	Policy	Charge					
Policy	Charge						

B

Your Charges for All Other Settlement Services

\$ 3,456.77

A + B

Total Estimated Settlement Charges

\$ 4,656.77

Box 1. Represents all compensation paid to the Broker and Lender and 3rd party contract processing and underwriting fees. Check your Comp. Plan for the appropriate charges.

The borrower's cost for origination charges.

Box 3. List each 3rd party settlement provider selected by the originator other than title. Include the description of the service (not the provider name) and the charge for each. Credit report and appraisal fees must be disclosed.

Box 6. List any required 3rd party services that the borrower can shop for. Describe the service, (e.g. pest inspection & survey) and list each estimated charge.

Box 8. Transfer taxes represent the total state and local government fees charged. This fee must be exact. Per RESPA, there is zero tolerance for charging more than initially quoted. Contact the settlement agent for accuracy.

Box 10. Calculate the estimated per diem interest to be collected at closing.

Box 11. List the types of insurance and the estimated amounts. HOI is required to be disclosed for all purchase transactions.

IMPORTANT NOTES:

- For services disclosed in Boxes 4, 5, and 6, if the borrowers are permitted to shop for third party settlement services, the broker must provide them with a separate list of settlement service providers along with the GFE. This list contains the provider's names that the estimates were based on.
- The total charges in Boxes 3, 4, 5, 6, and 7 can increase up to 10% if the service provider is identified by the LO. There is no tolerance limitation if the borrower selects their own service provider in Boxes 4, 5, and 6. Transfer taxes (Box 8) has zero tolerance. This fee cannot increase at settlement unless there is a valid COC that impacts the transfer taxes.

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">Our origination chargeYour credit or charge (points) for the specific interest rate chosen (after you lock in your interest rate)Your adjusted origination charges (after you lock in your interest rate)Transfer taxes	<ul style="list-style-type: none">Required services that we selectTitle services and lender's title insurance (if we select them or you use companies we identify)Owner's title insurance (if you use companies we identify)Required services that you can shop for (if you use companies we identify)Government recording charges	<ul style="list-style-type: none">Required services that you can shop for (if you do not use companies we identify)Title services and lender's title insurance (if you do not use companies we identify)Owner's title insurance (if you do not use companies we identify)Initial deposit for your escrow accountDaily interest chargesHomeowner's insurance

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 information in column 1 must be filled out.

	The loan in this GFE	The same loan with lower settlement charges	The same loan with a lower interest rate
Your initial loan amount	\$ 185,000	\$ 0.00	\$ 0.00
Your initial interest rate ¹	3.125 %	0.00 %	0.00 %
Your initial monthly amount owed	\$ 792.42	\$ 0.00	\$ 0.00
Change in the monthly amount owed from this GFE	No change	You will pay \$ 0 more every month	You will pay \$ 0.00 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 \$ 0.00	Your settlement charges will increase by \$ 0.00
How much your total estimated settlement charges will be	\$ 4,656.77	\$ 0.00	\$ 0.00

The consumer can use the tradeoff table to compare loan offers from the same lender. This section must be completed if the loan is originated in New Hampshire.

¹ 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	XXX Mortgage			
Initial loan amount	\$185,000			
Loan term	30 Years			
Initial interest rate	3.125%			
Initial monthly amount owed	\$792.42			
Rate lock period	___ Days			
Can interest rate rise?	No			
Can loan balance rise?	No			
Can monthly amount owed rise?	No			
Prepayment penalty?	No			
Balloon payment?	No			
Total Estimated Settlement Charges	\$4,656.77			

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.

