

FEES WORKSHEET

Fee Details and Summary

Applicants:
Prepared By: *Builder's Preferred Lender*

Application No:
Date Prepared: **05/02/2018**
Loan Program:

This "Fees Worksheet" is provided for informational purposes ONLY, to assist you in determining an estimate of cash that may be required to close and an estimate of your proposed monthly mortgage payment. Actual charges may be more or less, and your transaction may not involve a fee for every item listed.

Total Loan Amount: \$ 453,100		Interest Rate: 4.500 %	Term/Due In: 360 / 360 mths	
Fee	Paid To	Paid By (Fee Split**)	Amount	PFC / F / POC
ORIGINATION CHARGES				
Loan Discount Fee		Borrower	1.000%	\$ 4,531.00 ✓
Application Fee		Borrower		\$ 956.00 ✓
OTHER CHARGES				
Appraisal Fee		Borrower		\$ 520.00
Credit Report Fee		Borrower		\$ 125.00
Tax Service Fee		Borrower		\$ 87.00 ✓
Flood Certification Fee		Borrower		\$ 11.75
Doc Prep Fee (\$175 refis)		Borrower		\$ 150.00
Final Inspection		Borrower		\$ 180.00
Closing/Escrow Fee	Title Company TBD	Borrower		\$ 475.00 ✓
Lender's Title Insurance	Title Company TBD	Borrower		\$ 3,081.00
Guaranty Assessment		Borrower		\$ 9.00
Title - Courier Fee		Borrower		\$ 50.00
Survey		Borrower		\$ 360.00
HOA		Borrower		\$ 1,700.00
Mortgage Recording Charge	County Recorder	Borrower		\$ 250.00
Daily Interest Charges		Borrower	\$ 55.86 x 15 day(s)	\$ 837.90 ✓
Hazard Insurance Premium	Insurance Co TBD	Borrower	\$ 120.00 x 12 mth(s)	\$ 1,440.00
Hazard Insurance Reserves		Borrower	\$ 120.00 x 3 mth(s)	\$ 360.00
County Property Tax Reserves		Borrower	\$ 956.84 x 8 mth(s)	\$ 7,654.72
Owner's Title Insurance		Borrower		\$ 803.00

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:			TOTAL ESTIMATED MONTHLY PAYMENT:		
Purchase Price (+)	587,900.00	Loan Amount (-)	453,100.00	Principal & Interest	2,295.79
Alterations (+)		Cash Deposit on sales contract	5,900.00	Other Financing (P & I)	
Land (+)		REALTOR Credit	15,000.00	Hazard Insurance	120.00
Refi (incl. debts to be paid off) (+)		Builder Credit	8,000.00	Real Estate Taxes	956.84
Est. Prepaid Items/Reserves (+)	10,292.62			Mortgage Insurance	
Est. Closing Costs (+)	8,796.75			Homeowner Assn. Dues	
Discount (Borrower paid) (+)	4,531.00			Other	

Total Estimated Funds needed to close **129,520.37** **Total Monthly Payment** **3,372.63**

* PFC = Prepaid Finance Charge F = FHA Allowable Closing Cost POC = Paid Outside of Closing
** B = Borrower S = Seller Br = Broker L = Lender TP = Third Party C = Correspondent

The Way They Will Structure Your Deal

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Total Loan Amount: \$ 451,920 Interest Rate: **5.500 %** Term/Due In: 360 / 360 mths

Fee	Paid To	Paid By (Fee Split**)	Amount	PFC / F / POC
ORIGINATION CHARGES				
Lender Credit			\$ (19,206.60)	✓
Application Fee		Borrower	\$ 995.00	✓
OTHER CHARGES				
Appraisal Fee		Borrower	\$ 520.00	
Credit Report Fee		Borrower	\$ 125.00	
Tax Service Fee		Borrower	\$ 87.00	✓
Flood Certification Fee		Borrower	\$ 11.75	
Doc Prep Fee (\$175 refis)		Borrower	\$ 150.00	
Final Inspection		Borrower	\$ 180.00	
Closing/Escrow Fee	Title Company TBD	Borrower	\$ 475.00	✓
Lender's Title Insurance	Title Company TBD	Borrower	\$ 3,081.00	
Guaranty Assessment		Borrower	\$ 9.00	
Title - Courier Fee		Borrower	\$ 50.00	
Survey		Borrower	\$ 360.00	
HOA		Borrower	\$ 1,700.00	
Mortgage Recording Charge	County Recorder	Borrower	\$ 250.00	
Daily Interest Charges		Borrower	\$ 68.10 x 15 day(s)	✓
Hazard Insurance Premium	Insurance Co TBD	Borrower	\$ 120.00 x 12 mth(s)	
Hazard Insurance Reserves		Borrower	\$ 120.00 x 3 mth(s)	
County Property Tax Reserves		Borrower	\$ 956.84 x 8 mth(s)	
Owner's Title Insurance		Borrower	\$ 803.00	

Huge credit
from lender for
much higher rate

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:				TOTAL ESTIMATED MONTHLY PAYMENT:	
Purchase Price (+)	564,900.00	Loan Amount (-)	451,920.00	Principal & Interest	2,565.95
Alterations (+)		Cash Deposit on sales contract	5,900.00	Other Financing (P & I)	
Land (+)		REALTOR Credit	0.00	Hazard Insurance	120.00
Refi (incl. debts to be paid off) (+)		Builder Credit	0.00	Real Estate Taxes	956.84
Est. Prepaid Items/Reserves (+)	10,476.22			Mortgage Insurance	
Est. Closing Costs (+)	-10,409.85			Homeowner Assn. Dues	
				Other	
Total Estimated Funds needed to close			107,146.37	Total Monthly Payment	3,642.79

Sales price reduced by \$23k
Builder and REALTOR credits

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The way You Want It structured
You are paying \$22,374.00 less

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Fee Details and Summary

Applicants:
 Prepared By: **Martin James Farris d/b/a Dream Home Funding Ph. 325-651-2100**
 4745 Rockwood Drive, San Angelo, TX 76905-7392

Application No:
 Date Prepared: **05/02/2018**
 Loan Program:

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Fee	Paid To	Interest Rate: 4.375 %	Term/Due In: 360 / 360 mths	Amount	PFC / F / POC
ORIGINATION CHARGES					
Lender Credit			0.838 %	\$ (3,787.09) ✓	
Application Fee		Borrower		\$ 975.00 ✓	
OTHER CHARGES					
Appraisal Fee		Borrower		\$ (495.00) ✓	
Credit Report Fee		Borrower		\$ (57.93) ✓	
Doc Prep Fee (\$175 refis)		Borrower		\$ 190.00	
Closing/Escrow Fee	Title Company TBD	Borrower		\$ 475.00 ✓	
Lender's Title Insurance	Title Company TBD	Borrower		\$ 1,911.25	
Mortgage Recording Charge	County Recorder	Borrower		\$ 126.00	
Daily Interest Charges		Borrower	\$ 54.92 x 1 day(s)	\$ 54.92 ✓	
Escrow Refund From Previous Lender		Borrower	x	\$ -8,014.72	
Hazard Insurance Reserves		Borrower	\$ 120.00 x 4 mth(s)	\$ 480.00	
County Property Tax Reserves		Borrower	\$ 956.84 x 9 mth(s)	\$ 8,611.56	
Aggregate Adjustment		Borrower		\$ -840.00	

Lower rate than the builder's lender was going to give you in the first place

You will receive this from your old lender within 2-3 weeks after your ref. closes

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:			TOTAL ESTIMATED MONTHLY PAYMENT:		
Purchase Price (+)	0.00	Loan Amount (-)	451,920.00	Principal & Interest	2,256.37
Alterations (+)				Other Financing (P & I)	
Land (+)				Hazard Insurance	120.00
Refi (incl. debts to be paid off) (+)	454,984.50			Real Estate Taxes	956.84
Est. Prepaid Items/Reserves (+)	291.76			Mortgage Insurance	
Est. Closing Costs (+)	-109.84			Homeowner Assn. Dues	
				Other	

← Old loan plus accrued interest

This is your house payment that was due on the old loan anyway →

Total Estimated Funds needed to close: **3,246.42** Total Monthly Payment: **3,333.21**

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The Refinance - You wind up with a lower rate that saved you \$22,483.84 up front and \$39.42 every month.