

**Good Faith Estimate by Steven Velez**

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|                   |   |                   |                          |                        |                 |
|-------------------|---|-------------------|--------------------------|------------------------|-----------------|
| Applicant(s):     | <u>7129 Williamsburg Dr, Jonesboro, GA 30274</u>                          | Sales Price       | <u>\$93,400.00</u>       | Note Rate              | <u>5.000%</u>   |
| Property Address: | <u>30 years fixed, FHA</u>  | Base Loan Amount  | <u>\$90,131.00</u>       | Buydown Rate           | <u>n/a</u>      |
|                   |   | Total Loan Amount | <u>\$91,708.00</u>       | Buydown Period         | <u>none</u>     |
| City, State, Zip  | <u>\$5,000 Clayton County Down Payment Assistance</u>                     | Loan-to-Value     | <u>98%</u>               | Term                   | <u>30 years</u> |
|                   | <input checked="" type="radio"/> Purchase <input type="radio"/> Refinance | Type of Loan      | <u>FHA</u>               | Estimated Closing Date |                 |
|                   |   | Interest Only     | <input type="checkbox"/> | Interest Only Term     | <u>none</u>     |
|                   |   |                   |                          |                        | <u>\$5.00</u>   |

**Estimated Closing Costs**

|  |                           |                    |
|--|---------------------------|--------------------|
| Buydown/Subsidy Fee                    |                           |                    |
| 801 Loan Origination Fee               | <u>1.000%</u>             | <u>\$ 901.31</u>   |
| 802 Loan Discount Points               |                           | <u>\$ -</u>        |
| 803 Appraisal Fee                      |                           | <u>\$400.00</u>    |
| 804 Credit Report                      |                           |                    |
| 805 Final Inspection Fee               |                           |                    |
| Extended Lock-in Fee                   |                           |                    |
| 807 Assumption Fee                     |                           |                    |
| 808 Tax Service Fee                    | <b>(lender fee)</b>       | <u>\$82.00</u>     |
| 811 Application Fee                    | <b>(lender fee)</b>       |                    |
| 812 Underwriting Fee                   |                           |                    |
| 813 Document Preparation               |                           |                    |
| 815 Flood Determination Fee            | <b>(lender fee)</b>       | <u>\$11.00</u>     |
| 821 Processing Fee                     |                           |                    |
| 838 Commitment Fee                     |                           |                    |
| 839 Courier Fee - Bank                 |                           |                    |
| 876 Lender Closing Fee                 | <b>(lender fee)</b>       |                    |
| 1101 Settlement Fee                    |                           |                    |
| 1102 Abstract or Title Fee             |                           |                    |
| 1103 Title Examination                 | <b>(attorney fee)</b>     |                    |
| 1104 Title Insurance Binder            | <b>(attorney fee)</b>     |                    |
| 1106 Notary Fees                       |                           |                    |
| 1107 Attorney Fees                     | <b>(attorney)</b>         | <u>\$405.00</u>    |
| 1108 Title Insurance                   | <b>(attorney fee)</b>     | <u>\$206.43</u>    |
| 1111 Restrictive Covenants             |                           |                    |
| 1112 Tax Certificate                   | <b>(attorney fee)</b>     | <u>\$15.00</u>     |
| 1113 Owner's Title Ins (optional)      | <b>(attorney fee)</b>     | <u>\$116.75</u>    |
| 1115 Endorsements                      |                           |                    |
| 1125 Courier Fee - Settlement Agent    | <b>(attorney fee)</b>     | <u>\$50.00</u>     |
| 1201 Recording Fees                    | <b>(attorney fee)</b>     | <u>\$75.00</u>     |
| 1202 City/County/Tax Stamps            |                           |                    |
| 1203 State Tax Stamps                  | <b>(government/taxes)</b> | <u>\$93.40</u>     |
| 1204 Document Stamps                   |                           |                    |
| 1204 Mortgage/Deed of Trust Assignment |                           |                    |
| 1205 Intangibles Tax                   | <b>(government/taxes)</b> | <u>\$275.00</u>    |
| 1301 Survey                            |                           |                    |
| 1302 Pest Inspection                   |                           |                    |
| 1304 Construction Site Inspection      |                           |                    |
| 1305 Document Review                   |                           |                    |
| 1307 GRLF                              |                           | <u>\$6.50</u>      |
| 1307 Second Mortgage Closing Costs     |                           |                    |
| <b>Total Estimated Closing Costs</b>   |                           | <b>\$ 2,637.39</b> |

**Estimated Prepaid Items**

|                                      |                              |                                |           |                             |           |                        |
|--------------------------------------|------------------------------|--------------------------------|-----------|-----------------------------|-----------|------------------------|
| 901                                  | Interest @                   | <u>\$12.56</u>                 | per day X | <u>10</u> days <sup>1</sup> | \$        | <u>125.63</u>          |
| 902                                  |                              | FHA Mortgage Insurance Premium |           |                             | \$        | <u>1,577.00</u>        |
| 903                                  | <u>1</u> Years               | Hazard Insurance               | @         | <u>\$ 400.00</u> per year   | \$        | <u>400.00</u>          |
| 904                                  | Years                        | Flood Insurance                | @         | per year                    | \$        | <u>-</u>               |
| 905                                  | Years                        |                                | @         | per year                    | \$        | <u>-</u>               |
| 1001                                 | <u>3</u> Months <sup>2</sup> | Hazard Insurance               | @         | <u>\$ 33.33</u> per month   | \$        | <u>100.00</u>          |
| 1002                                 | Months <sup>2</sup>          | Mortgage Insurance             | @         | <u>\$ 39.89</u> per month   | \$        | <u>-</u>               |
| 1004                                 | <u>5</u> Months <sup>2</sup> | Real Estate Taxes              | @         | <u>\$ 129.90</u> per month  | \$        | <u>649.50</u>          |
| 1005                                 | Months <sup>2</sup>          | HOA                            | @         | per month                   | \$        | <u>-</u>               |
| 1007                                 | Months <sup>2</sup>          | Flood Insurance                | @         | per month                   | \$        | <u>-</u>               |
| 1008                                 | Months                       |                                | @         | per month                   | \$        | <u>-</u>               |
| <b>Total Estimated Prepaid Items</b> |                              |                                |           |                             | <b>\$</b> | <b><u>2,852.13</u></b> |

**Estimated Gross Amount Due From Borrower**

|  |           |                         |
|--|-----------|-------------------------|
| Contract Sales Price   | \$        | <u>93,400.00</u>        |
| Estimated Closing Costs                                      | \$        | <u>2,637.39</u>         |
| Estimated Prepaid Items                                      | \$        | <u>2,852.13</u>         |
| Existing Bank of America Escrow Impound Balance <sup>3</sup> |           |                         |
| <b>Estimated Total Costs</b>                                 | <b>\$</b> | <b><u>98,889.52</u></b> |

**Less:**

|  |           |                        |
|--|-----------|------------------------|
| Cash Received at Application               |           |                        |
| Earnest Money Deposit                      |           |                        |
| Loan Amount                                | \$        | <u>91,708.00</u>       |
| Closing Costs paid by Seller               |           |                        |
| Closing Costs paid by Lender               | \$        | <u>500.00</u>          |
| Closing Costs paid by Other                |           |                        |
| Other Equity/Financing                     | \$        | <u>5,000.00</u>        |
| <b>Estimated Cash Required for Closing</b> | <b>\$</b> | <b><u>1,681.52</u></b> |

**Estimated Monthly Payments**

|  |           |                      |
|--|-----------|----------------------|
| Monthly Principal and Interest Payment | \$        | <u>492.31</u>        |
| Estimated Hazard Insurance             | \$        | <u>33.33</u>         |
| Estimated Mortgage Insurance Premium   | \$        | <u>39.89</u>         |
| Estimated Real Estate Taxes            | \$        | <u>129.90</u>        |
| HOA/Assessments                        | \$        | <u>-</u>             |
| Flood Insurance                        | \$        | <u>-</u>             |
| Special Assessments                    |           |                      |
| Other: Second Mortgage Payment         |           |                      |
| <b>Total Monthly Payment</b>           | <b>\$</b> | <b><u>695.43</u></b> |

<sup>1</sup>This interest calculation represents the greatest amount of interest you could be required to pay at closing. The actual amount will be determined by which day of the month your settlement is conducted.

<sup>2</sup>If this is a refinance transaction, your existing escrow/impound account currently held by your mortgage lender may offset all or a portion of the funds to be collected at settlement.

<sup>3</sup>If applicable, a negative number indicates a positive escrow/impound balance; a positive number indicates a negative escrow/impound balance. Any activity on this account (loan payment, escrow disbursement) will affect this balance.

**THIS FORM MAY NOT COVER ALL ITEMS YOU WILL BE REQUIRED TO PAY IN CASH AT SETTLEMENT. YOU MAY WISH TO INQUIRE AS TO THE AMOUNT OF OTHER SUCH ITEMS. YOU MAY BE REQUIRED TO PAY ADDITIONAL AMOUNTS AT SETTLEMENT.**

This form is not intended to replace the Good Faith Estimate of Settlement Charges which you will receive after loan application. This Transaction Summary Detail is not an approval of your application nor a commitment to make a loan.