


Completing a GFE for Reunion Mortgage

IMPORTANT NOTE: Use Reunion's *Fee Sheet/GFE Calculator* to help ensure that your GFE is correct!

Questions? Contact your Account Executive or branch.



OMB Approval No. 2502-0265

Good Faith Estimate (GFE)

Name of Originator Loan Officer name/Broker company name	Borrower Borrower's full name (just primary or both)
Originator Address Complete company address	Property Address Complete property address
Originator Phone Number Broker phone number	Date of GFE Date GFE is mailed or delivered
Originator Email Broker email address	

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

- The interest rate for this GFE is available through **2/12/10**. 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 **1/22/10**.
- After you lock your interest rate, you must go to settlement within **10** days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least **NA** days before settlement.

Summary of your loan

Your initial loan amount is	\$ 100,000.00
Your loan term is	30 years
Your initial interest rate is	5.00 %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ 536.82 per month
Can your interest rate rise?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, it can rise to a maximum of 10.000% . The first change will be in 60 mos .
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 type="checkbox"/> No <input checked="" type="checkbox"/> Yes, the first increase can be in 60 mos and the monthly amount owed can rise to \$ 877.57 . The maximum it can ever rise to is \$ 877.57 .
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.

Escrow account information

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 \$ **536.82**.

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.

Summary of your settlement charges

A	Your Adjusted Origination Charges (See page 2.)	\$ 1,000.00
B	Your Charges for All Other Settlement Services (See page 2.)	\$ 4,638.24
A + B	Total Estimated Settlement Charges	\$ 5,638.24

Good Faith Estimate (HUD-GFE) 1

Must be within 3 days of application (an application is defined as the following 6 items: Borrower's name, monthly income, SSN, property address, estimated property value and loan amount)

Floating loans: The date that the application was taken

Locked loans: The Lock Expiration Date

Minimum 10 business days from date of GFE

Always use "10"

Include the UFMIP or VA Funding Fee, if financed

Include Mortgage Insurance, if applicable (no hazard insurance or taxes)

"No" if Fixed; "Yes" if ARM and include the maximum rate and number of months until first rate change (e.g., "60 mos") See *FHA 3/1 ARM Rate Adjustment* chart below

FHA 3/1 ARM Rate Adjustment (First Change)	
If first payment is...	...first change will be in
Jan, April, July or Oct	40 mos.
Feb, May, Aug or Nov	39 mos.
March, June, Sept or Dec	38 mos.

"No" if Fixed; "Yes" if ARM and include the first rate change (e.g., "60 mos"); the first possible payment increase; and the maximum possible payment including MI (use the life caps and the principal at the time of reset amortized over the remaining years)

Monthly payment from above

"Yes" or "No" depends on whether there will be impounds

From Page 2

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Your Adjusted Origination Charges								
1. Our origination charge This charge is for getting this loan for you.		2,500.00						
2. Your credit or charge (points) for the specific interest rate chosen <input type="checkbox"/> The credit or charge for the interest rate of [] % is included in "Our origination charge." (See item 1 above.) <input checked="" type="checkbox"/> You receive a credit of \$ -1,500.00 for this interest rate of [5.000] %. This credit reduces your settlement charges. <input type="checkbox"/> You pay a charge of \$ [] for this interest rate of [] %. 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.		-1,500.00						
A Your Adjusted Origination Charges		\$ 1,000.00						
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 border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td>Appraisal/Credit Report/Desk Review</td> <td>\$350.00/\$60.00/\$75.00</td> </tr> <tr> <td>Flood Cert/HOA Cert/Tax Service</td> <td>\$11.00/\$50.00/\$65.00</td> </tr> </tbody> </table>	Service	Charge	Appraisal/Credit Report/Desk Review	\$350.00/\$60.00/\$75.00	Flood Cert/HOA Cert/Tax Service	\$11.00/\$50.00/\$65.00		611.00
Service	Charge							
Appraisal/Credit Report/Desk Review	\$350.00/\$60.00/\$75.00							
Flood Cert/HOA Cert/Tax Service	\$11.00/\$50.00/\$65.00							
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.		1,350.00						
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.		700.00						
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. <table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td>Home Inspection</td> <td>\$250.00</td> </tr> <tr> <td>Pest Inspection</td> <td>\$95.00</td> </tr> </tbody> </table>	Service	Charge	Home Inspection	\$250.00	Pest Inspection	\$95.00		345.00
Service	Charge							
Home Inspection	\$250.00							
Pest Inspection	\$95.00							
7. Government recording charges These charges are for state and local fees to record your loan and title documents.		90.00						
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.		280.00						
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 checked="" type="checkbox"/> all property taxes, <input checked="" type="checkbox"/> all insurance, and <input type="checkbox"/> other [].		420.00						
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 \$ [13.89] per day for [16] days (if your settlement is [2/12/10]).		222.24						
11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire. <table border="1"> <thead> <tr> <th>Policy</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td>Hazard Insurance Policy</td> <td>\$620.00</td> </tr> </tbody> </table>	Policy	Charge	Hazard Insurance Policy	\$620.00		620.00		
Policy	Charge							
Hazard Insurance Policy	\$620.00							
B Your Charges for All Other Settlement Services		\$ 4,638.24						
A + B Total Estimated Settlement Charges		\$ 5,638.24						

Understanding your estimated settlement charges

Some of these charges can change at settlement. See the top of page 3 for more information.

Total all broker and lender fees; including processing, underwriting, courier, administration, attorney, application, docs, wire, verification fees, subordination agreement fee, and the broker Origination Fee (it can be a % of the loan amount if reflected on the *Fee Sheet* submitted with the GFE)

Only one of these three boxes can be checked—the first is for Retail, not wholesale; the 2nd is the YSP (a credit to the borrower); and the 3rd is discount points when the borrower buys down the rate (always use the published Rate Sheet pricing)

List the types of services, not the provider names; do not include broker administrative or processing fees (DO include Flood Cert, Credit Report, Tax Service, Appraisal Fees, FHA Upfront MIP & VA Funding Fee)

Total all Title and Escrow fees

Total charges for the owner's coverage and related fees, even if paid by a third party (for refi enter "N/A")

List services that the borrower can shop for, and the estimated costs (Reunion does not require a list to be provided)

Total for city, county and state, even if seller is paying (must be accurate and can only increase with a changed circumstance)

All 3 boxes must be completed

List the type of policy and cost (e.g., hazard, flood, wind & storm and earthquake)



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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 charge Your 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 select Title 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 account Daily interest charges Homeowner'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 loan in this GFE	The same loan with lower settlement charges	The same loan with a lower interest rate
Your initial loan amount	\$ 100,000.00	\$	\$
Your initial interest rate ¹	5.00 %	%	%
Your initial monthly amount owed	\$ 536.82	\$	\$
Change in the monthly amount owed from this GFE	No change	You will pay \$ more every month	You will pay \$ 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 \$	Your settlement charges will increase by \$
How much your total estimated settlement charges will be	\$ 5,638.24	\$	\$

¹ For an adjustable rate loan, the comparisons above are for the initial interest rate before adjustments are made.

You must complete the first column with the same information from Page 1 (the other two columns are optional)

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				
Initial loan amount				
Loan term				
Initial interest rate				
Initial monthly amount owed				
Rate lock period				
Can interest rate rise?				
Can loan balance rise?				
Can monthly amount owed rise?				
Prepayment penalty?				
Balloon payment?				
Total Estimated Settlement Charges				

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.

