

Creating a GFE in Calyx Point for Reunion Mortgage

Questions? Contact your Account Executive or branch.

B Sample, John | Good Faith Estimate (GFE 2010)

Important Dates

Date Prepared: 11/24/2009
Interest Rate Available Through: 11/24/2009 Time: 12:00PM PT
Estimate Available Through: 12/09/2009 Time:
Rate Lock Period: 10 days
Days Before Settlement Interest Rate Must Be Locked: NA

Summary of Loan

Base Loan Amount: \$ 100,000 Monthly Payment: \$ 546.22
Total Loan Amount: \$ 101,750.00 Monthly MI Payment: \$ 41.39
Term/Due In: 360 / 360 months Principal, Interest, & MI: \$ 587.61
Interest Rate: 5.000 %

Can the interest rate rise?
It can rise to a maximum of 10.000 %
First change will occur in 1 months

Even if payments are made on time, can the Loan Balance rise?
It can rise to a maximum of \$

Even if payments are made on time, can the Monthly Principal, Interest, and any MI rise?
First Increase Can Be In 1 months
Monthly Amount Owed Can Rise To \$
Maximum Amount Can Ever Rise To \$

Loan has a Prepayment Penalty
Maximum Penalty \$

Loan has a Balloon Payment
Balloon Payment of \$
Due In 1 years

Escrow Account Information

In addition to the monthly payment of \$ 587.61, does this loan have an Escrow Account with the Lender?
 The loan does not have an Escrow Account.

Summary of Settlement Charges

A. Adjusted Origination Charges \$ 820.00

Calculate | Mtg Insurance | GFE | Svc Providers List | Keep open

Enter the date that the GFE is prepared

Floating loans: The date and time the application was taken

Locked loans: The Lock Expiration Date or earlier, plus 12:00 pm PT to accommodate Reunion's funding cutoff

Minimum 10 business days from date of GFE (cannot change after the GFE is issued)

Always use "10"

Always use "NA"

Check this box for ARMs

This information will pull from the TIL (click on the Calculate button)

Leave blank to indicate "No" on the GFE

Check this box for ARMs

This information will pull from the TIL (click on the Calculate button)

Leave blank to indicate "No" on the GFE

Check this box if the loan does NOT have impounds

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Adjusted Origination Charges

This Good Faith Estimate is being provided by Broker.

1. **Origination Charge** \$ 2,855.00

2. **Credit or charge (points) for the specific interest rate chosen**

The credit or charge for the interest rate on this loan is included in the Origination Charge.

Borrower receives a credit of \$ 2,035.00 for this interest rate of 5.000%

Borrower pays a charge of \$ 1,017.50 for this interest rate of 5.000%

A. **Adjusted Origination Charges** = \$ 820.00

Charges For All Other Settlement Services

3. **Required Services Selected by Mortgage Company**

Appraisal	\$ 350.00
Credit Report	\$ 25.00
Flood Certification	\$ 10.00
Up-Front Mortgage Insurance	\$ 1,750.00
VA Funding Fee	\$
Tax Service Fee	\$ 80.00
Desk Review	\$ 150.00
	\$
	\$
TOTAL	= \$ 2,365.00

4. **Title Services and Lender's Title Insurance** \$ 1,750.00

5. **Owner's Title Insurance** \$ 500.00

6. **Required Services That Borrower Can Shop For**

Pest Inspection Fee	\$ 250.00
	\$
	\$
	\$
	\$
TOTAL	= \$ 250.00

7. **Government Recording Charges** \$ 75.00

8. **Transfer Taxes** \$ 700.00

9. **Initial Deposit in Escrow Account** \$ 2,640.00

Includes all property taxes

Includes all insurance

Other

Buttons: Calculate | Mtg Insurance | GFE | Svc Providers List | Keep of

Annotations:

- Check this box if broker is issuing the GFE
- Enter fees on the *Initial Fees Worksheet* to auto-populate the broker and lender fees here
- This option will be grayed out when the "GFE provided by Broker" box is checked
- Check this box if there is a YSP and enter the rate
- Check this box if there are Discount Points and enter the rate
- These fees auto-populate from the *Initial Fees Worksheet* (be sure you include all fees that the borrower would typically pay even if they are being paid by a third party)
- This fee auto-populates from the *Initial Fees Worksheet* (HUD lines #1101 - 1108)
- 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); e.g., home and pest inspections
- Enter all state and local recording fees
- This fee auto-populates from the *Initial Fees Worksheet* (HUD lines #1202 - 1203)
- This fee auto-populates from the *Initial Fees Worksheet* (HUD lines #1001 - 1005)
- Check the appropriate impound boxes (use "Other" for Mortgage Insurance/MIP)

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10. Daily Interest Charges
 \$ 14.1319 per day for 10 days = \$ 141.32
 If Settlement is 12/10/2009

11. Homeowner's Insurance
 Hazard Insurance \$ 960.00
 Flood Insurance \$
 \$
 \$
 TOTAL = \$ 960.00

B. Charges for All Other Settlement Services \$ 9,381.32

A + B: Total Estimated Settlement Charges \$ 10,201.32

Tradeoff Table

Display Tradeoff Scenarios

	Loan in this GFE	Same loan with lower settlement charges	Same loan with a lower interest rate
Initial Loan Amount	\$ 101,750	\$ 101,750	\$ 101,750
Initial Interest Rate	5.000 %	%	%
Initial Monthly Amount Owed	\$ 587.61	\$ 324.03	\$ 324.03
Change in Monthly Payment from this GFE		\$ -263.58	\$ 263.58
Change in Amount Paid at Settlement		%	%
		\$	\$
Total Estimated Settlement Charges	\$ 10,201.32	\$ 10,201.32	\$ 10,201.32

Calculate Mtg Insurance GFE Svc Providers List Keep open

The daily interest charges auto-populate from the *Initial Fees Worksheet* (HUD line #901); enter the number of days and the estimated settlement date

This fee auto-populates from the *Initial Fees Worksheet* (HUD line #903); enter flood and other insurance costs manually (excluding Mortgage Insurance)

This box is optional (check it to display the additional scenarios on the GFE)

Click on the *Calculate* button to calculate the monthly payment and the first adjustment of an ARM, as well as the maximum payments

Click on the *Mtg Insurance* button to enter the Mortgage Insurance or UFMP/MIP

Click on the *GFE* button to return to the *Initial Fees Worksheet*