

# GOOD FAITH ESTIMATE

Applicants:  
 Property Addr:  
 Prepared By: Anderson Lending Group, Inc. Ph. 770-428-1392  
 267 Highway 74N, Suite 5, Peachtree City, GA 30269

Application No: sample\_ga\_pig  
 Date Prepared: 08/08/2004  
 Loan Program: 80/15 Investor Purchase

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees listed are estimates-actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 settlement statement which you will be receiving at settlement. The HUD-1 settlement statement will show you the actual cost for items paid at settlement.

Total Loan Amount \$ 120,000 Interest Rate: 6.750 % Term: 360 / 360 mths

| 800 ITEMS PAYABLE IN CONNECTION WITH LOAN: |  |        |                 |
|--|--|--------|-----------------|
| 801  | Loan Origination Fee                         | 1.500% | \$ 1,800.00     |
| 802  | Loan Discount                                |        |                 |
| 803  | Appraisal Fee                                |        | 400.00          |
| 804  | Credit Report                                |        | 50.00           |
| 805  | Lender's Inspection Fee                      |        |                 |
| 808  | Mortgage Broker Fee                          |        |                 |
| 809  | Tax Related Service Fee                      |        | 79.00           |
| 810  | Processing Fee                               |        | 495.00          |
| 811  | Underwriting Fee                             |        | 250.00          |
| 812  | Wire Transfer Fee                            |        | 35.00           |
|  | Flood Cert                                   |        | 20.00           |
|  | GA Residential Per Mortgage Fee              |        | 6.50            |
|  | Doc Prep/Funding                             |        | 230.00          |
|  | YSP 0- 4%                                    |        | 0.00            |
|  | <u>(Admin to Lender for Second Mortgage)</u> |        | <u>(100.00)</u> |

| 1100 TITLE CHARGES: |                          |            |        |
|---------------------|--------------------------|------------|--------|
| 1101                | Closing or Escrow Fee:   |            | \$     |
| 1105                | Document Preparation Fee |            |        |
| 1106                | Notary Fees              |            |        |
| 1107                | Attorney Fees            |            | 450.00 |
| 1108                | Title Insurance:         | 2.50 /1000 | 356.00 |
|                     | title exam               |            | 125.00 |
|                     | title binder             |            | 50.00  |
|                     | Courier                  |            | 20.00  |

| 1200 GOVERNMENT RECORDING & TRANSFER CHARGES: |                         |                             |          |
|---|-------------------------|-----------------------------|----------|
| 1201  | Recording Fees:         |                             | \$ 90.00 |
| 1202  | City/County Tax/Stamps: |                             |          |
| 1203  | State Tax/Stamps:       | GA Intangible Tax 3.00/1000 | 428.00   |

| 1300 ADDITIONAL SETTLEMENT CHARGES: |                 |  |    |
|-------------------------------------|-----------------|--|----|
| 1302                                | Pest Inspection |  | \$ |

*Estimated Closing Costs* 4,984.50

| 900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE: |                            |                       |            |
|---|----------------------------|-----------------------|------------|
| 901   | Interest for               | tbd days @ \$ 22.5000 | per day \$ |
| 902   | Mortgage Insurance Premium |                       |            |
| 903   | Hazard Insurance Premium   |                       |            |
| 904   |                            |                       |            |
| 905   | VA Funding Fee             |                       |            |

| 1000 RESERVES DEPOSITED WITH LENDER: |                                |                 |                  |
|--------------------------------------|--------------------------------|-----------------|------------------|
| 1001                                 | Hazard Insurance Premiums      | 3 months @ \$   | tbd per month \$ |
| 1002                                 | Mortgage Ins. Premium Reserves | months @ \$     | per month        |
| 1003                                 | School Tax                     | months @ \$     | per month        |
| 1004                                 | Taxes and Assessment Reserves  | tbd months @ \$ | tbd per month    |
| 1005                                 | Flood Insurance Reserves       | months @ \$     | per month        |
|                                      |                                | months @ \$     | per month        |
|                                      |                                | months @ \$     | per month        |

*Estimated Prepaid Items/Reserves*

**TOTAL ESTIMATED SETTLEMENT CHARGES** 4,984.50

|  |    |
|--|----|
| <b>COMPENSATION TO BROKER</b> (Not Paid Out of Loan Proceeds): | \$ |
|--|----|

| TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:         |            |                              | TOTAL ESTIMATED MONTHLY PAYMENT: |               |
|--|------------|------------------------------|----------------------------------|---------------|
| Purchase Price/Payoff (+)                      | 150,000.00 | New First Mortgage(-)        | Principal & Interest             | 778.32        |
| Loan Amount (-)                                | 120,000.00 | Sub Financing(-)             | Other Financing (P & I)          | <u>140.63</u> |
| Est. Closing Costs (+)                         | 4,984.50   | New 2nd Mtg Closing Costs(+) | Hazard Insurance                 | tbd           |
| Est. Prepaid Items/Reserves (+)                | 0.00       |                              | Real Estate Taxes                | tbd           |
| Amount Paid by Seller (-)                      | 3,000.00   |                              | Mortgage Insurance               |               |
| <u>NOTE ONLY 2% Seller Concessions Allowed</u> |            |                              | Homeowner Assn. Dues             |               |
|  |            |                              | Other                            |               |

**Total Est. Funds needed to close** 9,484.50 **Total Monthly Payment** 918.95

This Good Faith Estimate is being provided by Anderson Lending Group, Inc., a mortgage broker, and no lender has been obtained. These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your mortgage broker or lender, if your application is to purchase residential real property and the lender will take a first lien on the property. The undersigned acknowledges receipt of the booklet "Settlement Costs," and if applicable the Consumer Handbook on ARM Mortgages.

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Applicant \_\_\_\_\_ Date \_\_\_\_\_