

**CORRESPONDENT
 REFINANCE**

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

Date LE is completed (cannot be prior to 1003 date)

DATE ISSUED 10/16/2015

APPLICANTS Sam A Sample

6115 Stone Path Circle
 Centreville, VA 20120
 PROPERTY 13790 Piedmont Vista Dr
 Haymarket, VA 20169

EST. PROP. VALUE \$300,000

Required -->

*Must have date and
 time stamp ----->

*If NO, lock valid through LE date and fees valid 10 days from LE date
 If YES, lock expiration for both

ALL DATA FIELDS TO BE COMPLETED

LOAN TERM 30 years
 PURPOSE Refinance
 PRODUCT Fixed Rate
 LOAN TYPE Conventional FHA VA
 LOAN ID # 123456789
 RATE LOCK* NO YES, until 10/16/2015 at 11:59 PM EST
 Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on **10/26/2015** at 11:59 PM EST

Loan Terms		Can this amount increase after closing?
Loan Amount	\$225,000	NO Always NO
Interest Rate	4.125%	NO If Fixed Rate, NO If ARM, YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,090.46	NO If Fixed Rate, NO If ARM, YES
Does the loan have these features?		
Prepayment Penalty		NO Always NO
Balloon Payment		NO Always NO

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$1,090.46	
Mortgage Insurance	+ 0	Data required if there is a monthly MI payment
Estimated Escrow <i>Amount can increase over time</i>	+ 746	
Estimated Total Monthly Payment	\$1,837	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$746 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.
		In escrow? YES YES

Costs at Closing		
Estimated Closing Costs	\$9,598	Includes \$1,640 in Loan Costs + \$7,958 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$-221,402	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

ALL FEES IN ALL BOXES IN ALPHA ORDER

Closing Cost Details

Loan Costs

A. Origination Charges	\$695
% of Loan Amount (Points)	
Underwriting Fee	\$695

If discount points paid, will appear here

If borrower paid compensation, will appear here

Underwriting fee if not built into rate will appear here

If lender paid compensation, the compensation will NOT appear here

(it will be on the Fees Worksheet and Closing Disclosure only)

B. Services You Cannot Shop For

B. Services You Cannot Shop For	\$590
Appraisal Fee	\$450
Credit Report	\$50
Flood Certification	\$15
Tax Service Fee	\$75

If title company selected appears on SPL, title fees are disclosed here-NO TOLERANCE

C. Services You Can Shop For

C. Services You Can Shop For	\$1,050
Title - Closing/Escrow Fee	\$400
Title - Courier Fee	\$50
Title - Lender's Title Insurance	\$500
Title - Notary Fees	\$50
Title - Wire/Disbursement Fee	\$50

Title fees disclosed here if title company selected is NOT on SPL

D. TOTAL LOAN COSTS (A + B + C)

\$1,640

Other Costs

Borrower paid fees only

E. Taxes and Other Government Fees	\$1,438
Recording Fees and Other Taxes	\$200
Transfer Taxes	\$1,238

F. Prepays

F. Prepays	\$2,781
Homeowner's Insurance Premium (12 months)	\$2,400
Mortgage Insurance Premium (months)	
Prepaid Interest (\$25.43 per day for 15 days @ 4.125 %)	\$381
Property Taxes (months)	

G. Initial Escrow Payment at Closing

G. Initial Escrow Payment at Closing	\$2,239
Homeowner's Insurance	\$200.00 per month for 3 mo. \$600
Mortgage Insurance	per month for mo.
Property Taxes	\$546.24 per month for 3 mo. \$1,639

H. Other

H. Other	\$1,500
Title - Owner's Title Insurance(Optional)	\$1,500

Any fees not required by lender, but paid by consumer/borrower

I. TOTAL OTHER COSTS (E + F + G + H)

\$7,958

J. TOTAL CLOSING COSTS

\$9,598

D + I	\$9,598
Lender Credits	

= Credit to consumer/borrower - Block 2 of GFE

Calculating Cash to Close

Total Closing Costs (J)	\$9,598
Closing Costs Financed (Paid from your Loan Amount)	-\$9,598
Down Payment/Funds from Borrower	\$0
Deposit	
Funds for Borrower	\$-221,402
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	-\$221,402

Additional Information About This Loan

Non Delegated Correspondent - Complete this section

LENDER ResMac, Inc
 NMLS / ___ LICENSE ID
 LOAN OFFICER
 NMLS / ___ LICENSE ID 153098
 EMAIL
 PHONE 877-855-7493

MORTGAGE BROKER Any Mortgage Broker, Inc.
 NMLS / ___ LICENSE ID 44445
 LOAN OFFICER Joe Broker
 NMLS / ___ LICENSE ID 99998
 EMAIL anybroker@aol.com
 PHONE 555-555-5555

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$67,449 \$21,085	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	4.133%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	74.644%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

Assumption If you sell or transfer this property to another person, we
MUST BE COMPLETED will allow, under certain conditions, this person to assume this loan on the original terms.
FHA/VA - "will allow" will not allow assumption of this loan on the original terms.
Conv. USDA - "will not allow"

Homeowner's Insurance This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.

Late Payment If your payment is more than 15 days late, we will charge a late fee of 5% of the payment.

Liability after Foreclosure Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Servicing We intend
MUST BE COMPLETED to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

Confirm Receipt SELECT SIGNATURE REQUIRED LOAN ESTIMATE FORM

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

 Applicant Signature Date

 Co-Applicant Signature Date