VALLEY MORTGAGE COMPANY, INC.

Good Faith Estimate

(Not a Loan Commitment) Date:

This Good Faith Estimate is being provided by a Mortgage Broker, and no lender has yet been obtained. A lender will provide you with an additional Good Faith Estimate within three business days of receipt of your loan application.

GFE Provided By:	Subject Property:	Borrower(s):

Loan Number:	Interest Rate:	Type of Loan:	Base Loan Amt:
Loan Program:	Term:	Sales Price:	Total Loan Amt:

The information provided below reflects estimates of the charges 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 or HUD-1A settlement statement you will receive at settlement. The HUD-1 or HUD-1A settlement statement will show you the actual cost of items paid at settlement.

Estimated Closing Costs

800	Items Payable in Connection with the Loan	
801	Loan Origination Fee @ % +	$
802	Loan Discount Fee @ % +	$
803	Appraisal Fee	$
804	Credit Report	$
805	Lender's Inspection Fee	$
806	MI Application Fee	$
807	Assumption Fee	$
808	Mortgage Broker Fee @ % +	$
809	Tax Servicing Fee	$
810	Processing Fee	$
811	Underwriting Fee	$
812	Wire Transfer Fee	$
813		$
814		$
815		$
816		$
817		$
818		$
819		$
820		$
821		$
822		$
823		$

Compensation to Broker from Lender (Not Paid out of Applicant's Loan Proceeds)

824

825

1100	Title Charges	
1101	Settlement or Closing Fee	$
1102	Abstract or Title Search	$
1103	Title Examination	$
1104	Title Insurance Binder	$
1105	Document Preparation Fee	$
1106	Notary Fee	$
1107	Attorney Fee	$
1108	Title Insurance Fee	$
1109		$
1110		$
1111		$
1112		$
1113		$
1114		$

1200	Government Recording and Transfer Charges	
1201	Recording Fee	$
1202	Local Tax/Stamps	$
1203	State Tax/Stamps	$
1204		$
1205		$
1206		$

1300	Additional Settlement Charges	
1301	Survey to:	$
1302	Termite/Pest Inspection:	$
1303		$
1304		$
1305		$
1306		$
1307		$
1308		$
1309		$

Total Estimated Closing Costs **$**

Estimated Reserve/Prepaid Costs

900	Items Required by Lender to be Paid in Advance	
901	Prepaid Interest days @	$
902	Mortgage Insurance Premium	$
903	Hazard Insurance Premium	$
904	County Property Tax	$
905	VA Funding Fee	$
906	Flood Insurance Premium	$
907		$
908		$

1000	Reserves Deposited with Lender		
1001	Hazard Ins	mths @	$
1002	Mortgage Ins	mths @	$
1003	City Prop. Tax	mths @	$
1004	Property Tax	mths @	$
1006	Flood Ins	mths @	$
1007		mths @	$
1008		mths @	$
1009		mths @	$
1010	Aggregate Analysis		$

Total Estimated Reserve/Prepaid Costs **$**

Transaction Summary

Total Estimated Monthly Payment	
Principal & Interest	$
Other Financing (P & I)	$
Hazard Insurance	$
Real Estate Taxes	$
Mortgage Insurance	$
HOA Dues	$
Other	$
Total Monthly Payment	**$**

Closing Costs Summary		
Total Borrower Paid Closing Costs	**(a)**	**$**
		$
		$
		$
		$
Total Non-Borrower Paid Closing Costs	**(b)**	**$**
Total Closing Costs	**(a+b)**	**$**

Total Estimated Funds Needed to Close		
Purchase Price/Payoff	(+)	$
Total Estimated Closing Costs	(+)	$
Total Estimated Reserve/Prepaid Costs	(+)	$
Discounts (if borrower will pay)	(+)	$
FHA UFMIP/VA Funding Fee	(+)	$
Total Costs	**(c)**	**$**
Loan Amount	(-)	$
Total Non-Borrower Paid Closing Costs	(-)	$
FHA UFMIP/VA Fee Financed	(-)	$
	(-)	$
	(-)	$
	(-)	$
	(-)	$
First Mortgage	(-)	$
Second Mortgage (Subordinate Financing)	(-)	$
Closing Costs from	(+)	$
Total Credits	**(d)**	**$**
	(c – d)	**$**

S – Paid by Seller **B** – Paid by Broker **A** – APR Affected by Cost

S/ – Split by Seller & Others **L** – Paid by Lender **O** – Paid by Other **P** – Paid Outside Closing (POC)

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 a copy of the Special Information Booklet "Settlement Costs."

Borrower Date Co-borrower Date