

# GOOD FAITH ESTIMATE

Applicants: Michael Anthony Usner / Rebecca Ruth Usner  
 Property Addr: 1 home, Spring, TX 77380  
 Prepared By: MBI Mortgage, Inc. Ph. 936-760-0380  
 813 Interstate 45 South, Conroe, TX 77301

Application No: USNER  
 Date Prepared: 05/30/2007  
 Loan Program:

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 \$ 280,000 Interest Rate: 6.375 % Term: 360 / 360 mths

800 ITEMS PAYABLE IN CONNECTION WITH LOAN:				PFC	S	F	POC
801	Loan Origination Fee		\$			✓	
802	Loan Discount					✓	
803	Appraisal Fee			325.00			
804	Credit Report			50.00			
805	Lender's Inspection Fee					✓	
808	Mortgage Broker Fee						
809	Tax Related Service Fee						
810	Processing Fee			450.00	✓		
811	Underwriting Fee					✓	
812	Wire Transfer Fee					✓	
<b>Table Funding Fee</b>				250.00	✓		
<b>Application Fee</b>				250.00	✓		
<b>Lender Set-Up Fee</b>				425.00	✓		

1100 TITLE CHARGES:				PFC	S	F	POC
1101	Closing or Escrow Fee:		\$	300.00	✓		
1105	Document Preparation Fee			45.00			
1106	Notary Fees						
1107	Attorney Fees			200.00			
1108	Title Insurance:			215.00			
<b>Courier</b>				50.00	✓		

1200 GOVERNMENT RECORDING & TRANSFER CHARGES:				PFC	S	F	POC
1201	Recording Fees:		\$	60.00	✓		
1202	City/County Tax/Stamps:						
1203	State Tax/Stamps:						

1300 ADDITIONAL SETTLEMENT CHARGES:				PFC	S	F	POC
1302	Pest Inspection		\$				
<b>SURVEY (If Required)</b>				0.00			

900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:				Estimated Closing Costs		2,620.00	
				PFC	S	F	POC
901	Interest for 10 days @ \$	49.5833	per day		\$	495.83	✓
902	Mortgage Insurance Premium						
903	Hazard Insurance Premium					1,800.00	
904							
905	VA Funding Fee						

1000 RESERVES DEPOSITED WITH LENDER:				PFC	S	F	POC
1001	Hazard Insurance Premium	2 months @ \$	150.00	per month	\$	300.00	
1002	Mortgage Ins. Premium Reserves	months @ \$		per month			
1003	School Tax	months @ \$		per month			
1004	Taxes and Assessment Reserves	2 months @ \$	545.00	per month		1,090.00	
1005	Flood Insurance Reserves	months @ \$		per month			
		months @ \$		per month			
		months @ \$		per month			

TOTAL ESTIMATED SETTLEMENT CHARGES				Estimated Prepaid Items/Reserves		3,685.83	
<b>TOTAL ESTIMATED SETTLEMENT CHARGES</b>				\$		6,305.83	

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds):				TOTAL ESTIMATED MONTHLY PAYMENT:			
0-3% Yield Spread Premium (YSP) paid to broker by lender			\$	Principal & Interest		1,746.84	
Not paid by borrower				Other Financing (P & I)			
<b>TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:</b>				Hazard Insurance		150.00	
Purchase Price/Payoff (+) 350,000.00	New First Mortgage(-)			Real Estate Taxes		545.00	
Loan Amount (-) 280,000.00	Sub Financing(-)			Mortgage Insurance			
Est. Closing Costs (+) 2,620.00	New 2nd Mtg Closing Costs(+)			Homeowner Assn. Dues			
Est. Prepaid Items/Reserves (+) 3,685.83				Other			
Amount Paid by Seller (-)							

Total Est. Funds needed to close		76,305.83	Total Monthly Payment	2,441.84

This Good Faith Estimate is being provided by **MBI Mortgage, 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 Michael Anthony Usner Date

Applicant Rebecca Ruth Usner Date