

GOOD FAITH ESTIMATE

Applicants: Michael Anthony Usner / Rebecca Ruth Usner

Property Addr: ! 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			✓	
	Table Funding Fee	250.00		✓	
	Application Fee	250.00		✓	
	Lender Set-Up Fee	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			
	Courier	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	\$			
	SURVEY (If Required)	0.00			

		Estimated Closing Costs	2,620.00		
900	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:	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				

		Estimated Prepaid Items/Reserves	3,685.83		
TOTAL ESTIMATED SETTLEMENT CHARGES			6,305.83		

COMPENSATION TO BROKER (Not Paid Out of Loan Proceeds):					
0-3% Yield Spread Premium (YSP) paid to broker by lender		\$			
Not paid by borrower					

TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:			TOTAL ESTIMATED MONTHLY PAYMENT:		
Purchase Price/Payoff (+)	350,000.00	New First Mortgage(-)	Principal & Interest	1,746.84	
Loan Amount (-)	280,000.00	Sub Financing(-)	Other Financing (P & I)		
Est. Closing Costs (+)	2,620.00	New 2nd Mtg Closing Costs(+)	Hazard Insurance	150.00	
Est. Prepaid Items/Reserves (+)	3,685.83		Real Estate Taxes	545.00	
Amount Paid by Seller (-)			Mortgage Insurance		
			Homeowner Assn. Dues		
			Other		

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

Calyx Form gfe.frm 11/01