

GFE Page 2

These are examples of the most common fees that fall into each block on the GFE. The "Example Fees" are representative only and based on assumptions applicable to a typical loan. The actual block placement for certain fees may change due to service provider selections made after the generation of the GFE.

Block	Fee Category	Example Fees	
Blocks 1 & 2 are typically lender/broker fees (paid to lender or broker)			
1	"Our origination Charge"	Origination Fee	Extend Lock Fee
		MERS	Rate Lock Extension Fee
		Processing Fee	Escrow Waiver Fee
		Underwriting Fee	DU/LP Charges
2	Credit or charge for the interest rate chosen	Yield Spread Premium (YSP)	
		Loan Discount Points	
Blocks 3 - 8 are typically third party fees (collected by lender/broker/closing agent and paid to a party other than lender/broker)			
3	Required services that we (lender/broker) select	Appraisal Fee	Tax Service Fee
		Final Inspection Fee	FHA Upfront MIP
		Credit Report Fee	VA Funding Fee
		Flood Certificate	MI Initial Premium
		HOA Certification	Subordination Agreement(cost to obtain)
4	Title Services and lender's title insurance	Name Search Fee	Settlement Fee
		Title Endorsements	Courier/messenger/overnight delivery Fee
		Title Search Fee	Recording Service Fee
		Title Insurance - Lender's Coverage	
5	Owner's title insurance	Title Insurance - Owner's Coverage (Required to be disclosed on all purchase transaction regardless of intent to purchase)	
6	Required Services that you (borrower) can shop for	Inspections (pest, well, etc)	
		Environmental Survey Fee	
7	Government recording charges	Recording Fee - Transfer Deeds	
		Recording Fee - Mortgage/DOT	
8	Transfer Taxes	City/County Tax/State Tax/Stamps	
11	Homeowners Ins.	Hazard Insurance	
		Flood Insurance	

Your Adjusted Origination Charges							
1. Our origination charge This charge is for getting this loan for you.							
2. Your credit or charge (points) for the specific interest rate chosen <input type="checkbox"/> The credit or charge for the interest rate of _____ % is included in "Our origination charge." (See item 1 above.) <input type="checkbox"/> You receive a credit of \$ _____ for this interest rate of _____ %. This credit reduces your settlement charges. <input type="checkbox"/> You pay a charge of \$ _____ for this interest rate of _____ %. This charge (points) increases your total settlement charges. The tradeoff table on page 3 shows that you can change your total settlement charges by choosing a different interest rate for this loan.							
A Your Adjusted Origination Charges	\$ _____						
Your Charges for All Other Settlement Services							
3. Required services that we select These charges are for services we require to complete your settlement. We will choose the providers of these services. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Service</td> <td style="border-bottom: 1px solid black;">Charge</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Service	Charge					
Service	Charge						
4. Title services and lender's title insurance This charge includes the services of a title or settlement agent, for example, and title insurance to protect the lender, if required.							
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.							
6. Required services that you can shop for These charges are for other services that are required to complete your settlement. We can identify providers of these services or you can shop for them yourself. Our estimates for providing these services are below. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Service</td> <td style="border-bottom: 1px solid black;">Charge</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Service	Charge					
Service	Charge						
7. Government recording charges These charges are for state and local fees to record your loan and title documents.							
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.							
9. Initial deposit for your escrow account This charge is held in an escrow account to pay future recurring charges on your property and includes <input type="checkbox"/> all property taxes, <input type="checkbox"/> all insurance, and <input type="checkbox"/> other (_____).							
10. Daily interest charges This charge is for the daily interest on your loan from the day of your settlement until the first day of the next month or the first day of your normal mortgage payment cycle. This amount is \$ _____ per day for _____ days (if your settlement is _____).							
11. Homeowner's Insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Policy</td> <td style="border-bottom: 1px solid black;">Charge</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	Policy	Charge					
Policy	Charge						
B Your Charges for All Other Settlement Services	\$ _____						
A + B	Total Estimated Settlement Charges						
	\$ _____						