

Understanding your estimated settlement charges

Some of these charges can change at settlement. See the top of page 3 for more information.

References are to HUD Line Numbers

Your Adjusted Origination Charges										
1. Our origination charge This charge is for getting this loan for you.		801								
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.		802								
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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Service</th> <th style="width: 40%;">Charge</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Service	Charge								804 through 808 +
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.		1101 & 1102								
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.		1105								
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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Service</th> <th style="width: 40%;">Charge</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Service	Charge						1301		
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7. Government recording charges These charges are for state and local fees to record your loan and title documents.		1201								
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.		1203								
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 [].		1001								
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 []).		901								
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 border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">Policy</th> <th style="width: 40%;">Charge</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Policy	Charge						903 & 904		
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A + B	Total Estimated Settlement Charges	\$								



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GFE Tolerance Buckets

0% Bucket - HUD fees cannot exceed GFE

10% Bucket - HUD fees can exceed GFE by up to 10% IN THE AGGREGATE, IF BORROWER USES LENDER IDENTIFIED PROVIDERS

Unlimited Bucket - HUD fees can exceed GFE by any amount (also includes 10% Bucket items where Borrower chooses provider).

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