Here is an example of a properly prepared "Good Faith Estimate of Closing Costs"*

***If applicable, other charges may be disclosed such as property taxes, insurance, and impounds (reserves)**

MORTGAGE LOAN DISCLOSURE STATEMENT/GOOD FAITH ESTIMATE

Date Prepared: 09/24/2007

Borrower's Name(s): **John Jones AND Mary Jones**

Real Property Collateral: the intended security for this proposed loan will be a Deed of Trust on (street address or legal description)
123 Pine Street Los Angeles, CA 90067

This joint Mortgage Loan Disclosure Statement/Good Faith Estimate is being provided by **Mortgage Plan** a real estate broker acting as a mortgage broker, pursuant to the Federal Real Estate Settlement Procedures Act (RESPA) and similar California law. In a transaction subject to RESPA, a lender will provide you with an additional Good Faith Estimate within three business days of the receipt of your loan application. You will also be informed of material changes before settlement/close of escrow. The name of the intended lender to whom your loan application will be delivered is:

☑ Unknown ☐ _____ (Name of lender, if known)

GOOD FAITH ESTIMATE OF CLOSING COSTS

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. The fees, commissions, costs and expenses listed are estimates; the actual charges may be more or less. Your transaction may not involve a charge for every item listed and any additional items charged will be listed. The numbers listed beside the estimate generally correspond to the numbered lines contained in the HUD-1 Settlement Statement which you will receive at settlement if this transaction is subject to RESPA. The HUD-1 Settlement Statement contains the actual costs for the items paid at settlement. When this transaction is subject to RESPA, by signing page two of this form you are also acknowledging receipt of the HUD Guide to Settlement Costs.

HUD-1	Item	Paid to Others	Paid to Broker
800	**Items Payable in Connection with Loan**		
801	Lender's Loan Origination Fee **0.125%**	$ 500.00	$
802	Lender's Loan Discount Fee	$	$
803	Appraisal Fee	$ 350.00	$
804	Credit Report	$ 16.25	$
805	Lender's Inspection Fee	$	$
808	Mtg Broker Commission/Fee	$	$
809	Tax Service Fee	$ 85.00	$
810	Processing Fee	$ 495.00	$
811	Underwriting Fee	$ 450.00	$
812	Wire Transfer Fee	40.00	
___	**Flood Certification**	$ 16.00	$
___	_____	$	$
___	_____	$	$
___	_____	$	$
___	_____	$	$
___	_____	$	$
___	_____	$ 0.00	$
___	_____	$ 0.00	$
___	_____	$ 0.00	$
900	**Items Required by Lender to be Paid in Advance**		
901	Interest for **30** days at $ **72.2222** per day	$ 2,166.67	$
902	Mortgage Insurance Premiums	$	$
903	Hazard Insurance Premiums	$	$
904	County Property Taxes	$	$
905	VA Funding Fee	$	$
___		$	$
1000			
1001		$	$
1002		$	$
1003		$	$
1004		$	$
1005		$	$
___		$	$
___		$	$
___	_____	$	$
1100	**Title Charges**		
1101	Settlement or Closing/Escrow Fee:	$ 450.00	$
1105	Document Preparation Fee	$ 255.00	$
1106	Notary Fee	125.00	
1108	Title Insurance:	$ 750.00	$
___		$	$
___		$	$
___		$	$
___		$	$
___		$	$
1200	**Government Recording and Transfer Charges**		
1201	Recording Fees:	$ 100.00	$
1202	City/County Tax/Stamps:	$	$
___	_____	$	$
___		$	$
___		$	$
___		$	$
1300			
1302		$	$
___		$	$
___		$	$
___		$	$
___	_____	$	$
___	_____	$	$
___	_____	$	$
Subtotal of Initial Fees, Commissions, Costs and Expenses		$ 5,798.92	$

THE LOAN FEE VARIES DEPENDING ON THE INTEREST RATE QUOTED

THIS FEE IS NOT EARNED BY LENDER

THIS FEE IS NOT EARNED BY THE LENDER THE APPRAISAL IS COMPLETED BY A THIRD PARTY

THIS FEE IS NOT EARNED BY LENDER

THIS FEE IS NOT EARNED BY LENDER

PROCESSING / UNDERWRITING FEES SHOULD BE LISTED HERE. SOME LENDERS, INSTEAD, HAVE A CATEGORY CALLED "ADMIN. FEE" THAT INCLUDES THESE FEES

THIS FEE IS NOT EARNED BY LENDER

30 DAYS INTEREST MUST BE DISCLOSED. IT IS NOT AN ACTUAL CLOSING COST BUT IS YOUR PRORATED PAY-MENT FROM THE DATE OF CLOSING TO THE END OF THE MONTH. IT CAN VARY FROM 1 DAY TO 30 DAYS. THEREFORE, IN THIS EXAMPLE, INTEREST COULD BE AS LOW AS $72.22 AND AS HIGH AS $2,166.67

THIS FEE IS NOT EARNED BY LENDER

THE ESCROW FEE IS A THIRD-PARTY CHARGE. THE FEE CAN VARY . IF THE LOAN IS A PURCHASE, THE ESCROW COMPANY IS GENERALLY SELECTED BY YOUR REAL ESTATE AGENT

THIS FEE IS NOT EARNED BY LENDER

JUST LIKE PROCESSING & UNDERWRITING FEES, SOME LENDERS LUMP THIS IN WITH AN "ADMIN. FEE" CATEGORY INSTEAD OF SHOWING IT HERE

THIS FEE IS NOT EARNED BY LENDER

THIS FEE IS NOT EARNED BY LENDER

TITLE INSURANCE IS A THIRD-PARTY CHARGE. THE FEE VARIES. IF THIS IS A PURCHASE LOAN, THE TITLE COMPANY IS GENERALLY SELECTED BY YOUR REAL ESTATE AGENT(S)

HOW THIS TOTAL BREAKS DOWN		MINIMUM	MAXIMUM
TOTAL FEES EARNED BY LENDER	=	**$1,700.00**	**$1,700.00**
OTHER FEES NOT EARNED BY LENDER	=	**1,932.25**	**1,932.25**
INTEREST (Ranges from 1-30 days)	=	**72.22**	**2,166.67**
TOTAL OF GOOD FAITH ESTIMATE CHARGES	=	**$3,704.47**	**TO $5,798.92**
ACTUAL COST TO OBTAIN LOAN (not incl. interest)	=	**$3,632.25**	

$ _____

$ _____ (If known)