

INITIAL FEES WORKSHEET

Applicants:
 Prepared By: **The Mortgage Corner of New England Ph. 401-732-4141**
175 Metro Center Blvd. Suite 9, WARWICK, RI 02886

Application No:
 Date Prepared:
 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.

Total Loan Amount \$ **300,000** Interest Rate: % Term/Due In: mths

ITEMS PAYABLE IN CONNECTION WITH LOAN:				Amount	Paid By	PFC / F / POC*
Loan Origination Fee		0.000 %	\$		Borrower	✓
Loan Discount					Borrower	
Appraisal Fee	Paid To Other: TBD		375.00		Borrower	
Credit Report	Paid To Other: Avantus		50.00		Borrower	
Lender's Inspection Fee					Borrower	
Mortgage Broker Fee	Paid To Broker: The Mortgage Corner, Inc				Borrower	✓
Tax Related Service Fee	Paid To Lender: TBD		63.00		Borrower	✓
Processing Fee	Paid To Broker: The Mortgage Corner, Inc		195.00		Borrower	✓
Underwriting Fee					Borrower	
Wire Transfer Fee					Borrower	
Flood Certification	Paid To Lender: TBD		7.50		Borrower	
Administration Fee	Paid To Lender: TBD		575.00		Borrower	✓
					Borrower	
					Borrower	
					Borrower	
					Borrower	
					Borrower	
Lender Credit	Paid To Broker: The Mortgage Corner, Inc				Lender	✓

TITLE CHARGES:				Amount	Paid By	PFC / F / POC
Closing/Escrow Fee:			\$			
Document Preparation Fee						
Notary Fees						
Attorney Fees	Paid To Other: Attorney		695.00		Borrower	
Title Insurance:	Paid To Other: Attorney	RI Lenders	750.00		Borrower	✓

GOVERNMENT RECORDING & TRANSFER CHARGES:				Amount	Paid By	PFC / F / POC
Recording Fees:	Paid To Other: Attorney		\$ 175.00		Borrower	
City/County Tax/Stamps:						
State Tax/Stamps:						

ADDITIONAL SETTLEMENT CHARGES:				Amount	Paid By	PFC / F / POC
Pest Inspection			\$		Borrower	
					Borrower	
					Borrower	
					Borrower	✓
					Borrower	✓

ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:				Estimated Closing Costs	2,885.50	Amount	Paid By	PFC / F / POC
Interest		for	days @ \$	/ day \$			Borrower	✓
								✓
Hazard Ins. Premium							Borrower	
VA Funding Fee								

RESERVES DEPOSITED WITH LENDER:				Amount	Paid By	PFC / F / POC
Hazard Ins. Premium		3 mths @ \$	/ mth \$		Borrower	
Mtg Ins. Premium Reserves		mths @ \$	/ mth			
School Tax		mths @ \$	/ mth			
Taxes & Assessment Reserves		3 mths @ \$	/ mth		Borrower	
Flood Insurance Reserves		mths @ \$	/ mth			
		mths @ \$	/ mth			
		mths @ \$	/ mth			

Estimated Prepaid Items/Reserves **2,885.50**

TOTAL ESTIMATED SETTLEMENT CHARGES			2,885.50	TOTAL ESTIMATED FUNDS NEEDED TO CLOSE:			TOTAL ESTIMATED MONTHLY PAYMENT:		
Purchase Price (+)	Loan Amount (-)	300,000.00		Principal & Interest					
Alterations (+)	New First Mortgage(-)			Other Financing (P & I)					
Land (+)	Subordinate Financing (-)			Hazard Insurance					
Refi (incl. debts to be paid off) (+)	CC paid by Seller (-)			Real Estate Taxes					
Est. Prepaid Items/Reserves (+)				Mortgage Insurance					
Est. Closing Costs (+)		2,885.50		Homeowner Assn. Dues					
New 2nd Mtg Closing Costs (+)				Other					
PMI, MIP, Funding Fee (+)									
Discount (Borrower paid) (+)	FHA Required Investment (-)								
FHA EEM Improvements (+)	FHA MI Premium Refund (-)								
	FHA 203k Rehabilitation Cost (-)								
Total Estimated Funds needed to close			0.00	Total Monthly Payment					

* PFC = Prepaid Finance Charge F = FHA Allowable Closing Cost POC = Paid Outside of Closing

THIS IS NOT A GOOD FAITH ESTIMATE. A Good Faith Estimate is provided pursuant to federal law upon the submission of a formal loan application with us. This "Initial Fees Worksheet" is provided for informational purposes ONLY, to assist you in determining an estimate of cash that may be required to close and an estimate of your proposed monthly mortgage payment.