



Good Faith Estimate (GFE)

OMB Approval No. 2502-0265

<p>Name of Originator</p> <p>Originator Address</p> <p>Originator Phone Number</p> <p>Originator Email</p>	<p>Borrower</p> <p>Property Address</p> <p>Date of GFE</p>
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Purpose

This GFE gives you an estimate of your settlement charges and loan terms if you are approved for this loan. For more information, see HUD's *Special Information Booklet* on settlement charges, your *Truth-in-Lending Disclosures*, and other consumer information at www.hud.gov/treaga. If you decide you would like to proceed with this loan, contact us.

Shopping for your loan

Only you can shop for the best loan for you. Compare this GFE with other loan offers, so you can find the best loan. Use the shopping chart on page 3 to compare all the offers you receive.

Important dates

- The interest rate for this GFE is available through []. After this time, the interest rate, some of your loan Origination Charges, and the monthly payment shown below can change until you lock your interest rate.
- This estimate for all other settlement charges is available through [].
- After you lock your interest rate, you must go to settlement within [] days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least [] days before settlement.

Summary of your loan

Your initial loan amount is	\$
Your loan term is	_____ years
Your initial interest rate is	_____ %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ _____ per month
Can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of _____ % The first change will be in _____
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$ _____
Even if you make payments on time, can your monthly amount owed for principal, interest, and any mortgage insurance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be in _____ and the monthly amount owed can rise to \$ _____ . The maximum it can ever rise to is \$ _____
Does your loan have a prepayment penalty?	<input type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____
Does your loan have a balloon payment?	<input type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ _____ due in _____ years.

Escrow account information

Some lenders require an escrow account to hold funds for paying property taxes or other property-related charges in addition to your monthly amount owed of \$ []. Do we require you to have an escrow account for your loan?

No, you do not have an escrow account. You must pay these charges directly when due.

Yes, you have an escrow account. It may or may not cover all of these charges. Ask us for more information.

Summary of your settlement charges

A	Your Adjusted Origination Charges (See page 2)	\$
B	Your Charges for All Other Settlement Services (See page 2)	\$
A + B	Total Estimated Settlement Charges	\$

Maturity term - 15 yr, 30 yr, etc.

For Fixed - NO. For ARMs - YES. Indicate the Life Time Cap and what month it will happen. Ex: The rate on a 5/1 will adjust in 60 months.

NO - Kinecta does not offer negative amortizing loans.

Select NO. Kinecta does not offer balloon loans.

P&I + MI only. For Impounds check the appropriate box.

Brokerage Name (Or Loan Originator if desired)

Brokerage office address.

Loan originator phone number.

Email address of the loan originator.

3. If Floating - N/A. If Locked - lock period. (i.e. 15, 30, 45)

4. If Locked - N/A. If Floating - at least 3 days.

Loan Amount. (If FHA, include upfront MIP if financed)

Interest rate quote for the GFE or the actual locked rate.

Enter the amount of the monthly principal and interest plus PMI/MIP if applicable. Do not include taxes, insurance or HOA.

For Fixed - NO. For ARMs - YES. Indicate number of months to 1st adjustment. Show payment amounts for max 1st adjustment and Life Time Cap.

Kinecta loans do not have prepayment penalties.

Date GFE is prepared. Must be within 3 days of the date the application is received.

1. If Floating - date of GFE. If Locked - enter the lock expiration date.

2. Date should be a minimum of 10 business days starting after the date of the initial GFE. Business days exclude Sunday and all Federal Holidays. This does not change if a new GFE is issued because of a changed circumstance.

Mark YES if the loan has an impound/escrow account. If you mark NO, an impound/escrow waiver fee may be required.

The total charges shown in boxes A and B are detailed on page 2 of the GFE. This section gives the borrower the total amount of estimated settlement charges from both origination and other settlement charges and must match the Kinecta Loan Submission Form.

1. Origination Charge represents all compensation paid to the Broker and Lender, as well as 3rd party contract processing/underwriting fees. Borrower-Paid transactions – include origination, processing, etc. Lender-Paid transactions – include all registered Loan Officer Comp Plan. You must also include Kinecta's Admin. fee which is posted on daily rate sheets. These fees have a zero tolerance and cannot be changed except for an approved change related to the loan amount under certain circumstances.

2a. Do not use for brokered loans.

Understanding your estimated settlement charges

2b. Check this box if there is a credit for the interest rate.

2c. Check this box if there is a charge for the interest rate.

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	\$

3. Required services that the borrower does not have the ability to select - Appraisal Fee, Appraisal Reviews, Field Review (if required), Credit Report, Tax Service, Flood Certification, Mortgage Insurance premiums (including first month if required), etc.
 • List Services and fees only. You DO NOT need to list the individual providers of that service.
 • FHA and MIP Funding Fee go here.
 • Refer to fee schedules on our web-site (Services and fees listed in this GFE are for example purposes only.)

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

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.	
Service Charge	
Appraisal Fee	\$500.00
Credit Report	\$60.00
Flood Certification	\$10.00
Tax Service	\$62.00
MI Premium	\$400.00
Subordination Fee	\$250.00
HOA Certification	\$150.00
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.	
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.	
Policy Charge	
B Your Charges for All Other Settlement Services	\$
A + B Total Estimated Settlement Charges	\$

4. Title service charges including, but not limited to, the lender's title insurance policy, settlement/closing services, endorsement fees, miscellaneous title charges for doc prep, printing, delivery fees, courier fees, etc.
 • The loan originator is required to provide the customer with a list of at least one service provider for this section for title and settlement.
 • Kinecta requires the broker to submit a copy of the list provided to the customer.
 • Do not include owner's title insurance.

5. Must complete if a purchase transaction. Disclose cost even if seller is paying. If a refinance, enter N/A or 0.00.

7. All recording fees. Should be aggregated.

8. Transfer Taxes represents the sum of all state and local government fees that will be charged the loan application. This fee must be exact and there is zero tolerance for charging more than is initially quoted per RESPA. Communications with the settlement agent is important for accuracy.

9. Represents the estimate of the deposit that will be required for the borrowers' initial impound/escrow account at closing. The estimate includes deposits for: Property taxes, hazard Insurance, flood insurance, mortgage insurance and any other impounds.

10. Per diem interest estimates. Calculate according to estimated settlement date.
 This area is not subject to any tolerance requirements.

11. List the type of Hazard Insurance and the estimated amount; carry the total to the right hand column. Insurance includes Fire, Hazard, Flood, Earthquake, etc.

Total for items 3-11

6. Any required third party services that the borrower can shop for is listed here. Describe the service (for example, pest inspection and survey) and list each estimated charge.
 • Kinecta requires the broker to submit a copy of the list provided to the customer.

IMPORTANT NOTES:

- In boxes 3-11, enter "\$0.00" or "N/A" or leave blank if there are no charges for this section.
- For services disclosed in boxes 4, 5, and 6, if borrowers are permitted to shop for third party settlement services they must be given a separate written list of settlement service providers at the time of the GFE. This list contains the names of providers the estimates were based on. This list is prepared on a separate piece of paper provided along with the GFE. The broker is responsible for preparation of this list and submission at the time of application.
- Please note: the total charges in blocks 3, 4, 5, 6 and 7 can increase up to 10% if the service provider is identified by the loan originator. There is no tolerance limitation if the borrower selects their own service provider in blocks 4, 5 and 6. Transfer Taxes, block 8, has zero tolerance, the fee cannot increase at settlement unless there is a valid Change of Circumstance impacting the Transfer Tax.