

FIRST SAVINGS MORTGAGE CORPORATION

Patrick A. Collins

(W)703.564.1756 (M)703.282.5982

ESTIMATES OF CLOSING COSTS, PREPAID ITEMS, AND MONTHLY PAYMENTS

Applicants: _____

Sales Price: \$850,000

First Trust Mortgage: \$680,000
Second Trust Mortgage: \$70,000

Property Location: _____

Interest Rate 1st Trust: 6 3/4%
Interest Rate 2nd Trust: 8 3/8%

FIRST TRUST LOAN TYPE:

80% LTV _____ Conventional Required Reserves: \$9,880
X Fixed _____ ARM Term 30 Year B/D _____

Interest Only Yes

FULL DOC

SECOND TRUST LOAN TYPE:

Not Being Used: _____
30/15 Year Balloon X
15 Year _____
F 25 IO _____
LTV 8%

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 - the actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 settlement statement which you will be receiving at settlement. The HUD-1 settlement statement will show you the actual cost for items paid at settlement. The below listed figures are estimates provided in good faith by the lender and based upon the sales price, mortgage amount, interest rate and discount points in effect or reasonably assumed at the time of preparation. The actual interest rate and discount points charged will be determined by the terms of the financing agreement.

ESTIMATE OF CLOSING COSTS

801	Loan Origination Fee	0 %	\$ 0
802	Loan Discount Points	1/2%	\$ 3,400
803	Buydown Points	0 %	\$ 0
804	Appraisal Fee		\$ 325
805	Credit Report		\$ 0
806	Mortgage Broker Fee		\$ 0
807	Loan Document Review Fee		\$ 485
808	Processing Fee		\$ 95
809	Underwriting Review Fee		\$ 0
810	Tax Service Fee		\$ 70
811	Flood Certification Fee		\$ 0
902	FHA/PMI Insurance Premium (Financed)		\$ 0
*	VA Funding Fee (Financed)		\$ 0
1101	Settlement Fee		\$ 230
1102	Title Exam		\$ 195
1103	Title Binder		\$ 0
1108	Lenders Title Insurance		\$ 1,750
1109	Owners Title Insurance (optional)		\$ 1,795
1111	Courier Fee		\$ 75
1201	Recording / Filing Fee		\$ 125
1202	City/County Tax Stamps		\$ 1,344
1203	State Tax Stamp		\$ 4,000
1301	Location Survey		\$ 0
1302	Pest Inspection		\$ 0
1304	Well / Septic Certification		\$ 0
Other: 1.	Points on Second Trust		\$ 700
2.	Realtor Admin Fee		\$ 0
3.			\$ 0
4.			\$ 0
TOTAL ESTIMATED CHARGES			\$ 14,589
LESS: EDGE Closing Cost Credit			\$ 0
LESS: Closing costs paid for by seller			\$ (5,000)
NET TOTAL ESTIMATED CLOSING COSTS			\$ 9,589

PREPAID ESCROW / ADJUSTMENTS

903/1101	Homeowners Ins. - 14 mos.	\$ 1,162
1003	4 Mos. R. E. Tax Esc.	\$ 2,000
1002	MIP/PMI Ins. Prem. - 1 mos.	\$ 0
*	0 Prepaid 1st Trust	\$ 0
1007	1 Condo/HOA Fee	\$ 0
**	Capitl Contribution	\$ 0
901	\$142 Interest per day for 0 days equals	\$ 0
TOTAL PREPAIDS / ADJUSTMENTS		\$ 3,162

DETAILS OF PURCHASE

Purchase Price of Property	\$ 850,000
Add: Net Total Est. Closing Costs	\$ 9,589
Add: Prepaids	\$ 3,162
Total Cost to Acquire Property	\$ 862,751
Less: Mortgages	\$ 750,000
Less: Deposit on Contract	\$ 0
Net Closing Costs Owed	\$ 12,751
Less: Seller Paid Down Payment	\$ 0
CASH REQUIRED FOR CLOSING	\$ 112,751

ESTIMATED MONTHLY MORTGAGE PAYMENTS

1st Trust Interest Payment	\$ 3,825
Hazard Insurance	\$ 83
Real Estate Taxes	\$ 500
FHA/PMI Premium	\$ 0
Condo/HOA Fee	\$ 0
2nd Trust Principal & Interest Payment	\$ 532
TOTAL MONTHLY PAYMENTS	\$ 4,940

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your mortgage lender or broker.

ACKNOWLEDGEMENT

Date Prepared / Mailed 7/13/2007

Patrick A. Collins - Senior Loan Officer

I / We acknowledge receipt of a copy of this completed form.

Date _____ Susan O'Brien

Date _____ Ramon Estopina

Estimated
28%
\$1,208
\$3,732



Estimated Effective After Tax Payment:

O'Brien, Susan GFE VA 850K 35th st. NW