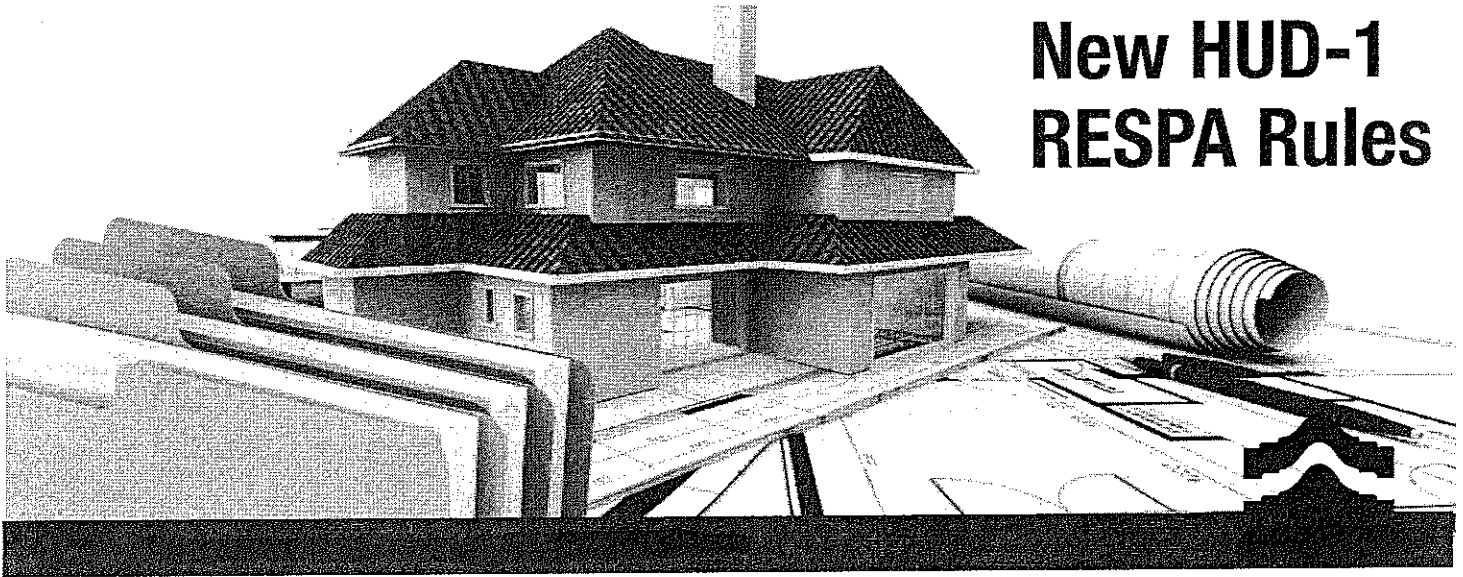


# New HUD-1 RESPA Rules



On January 1, 2010, HUD will require that lenders and mortgage brokers provide consumers with a standard Good Faith Estimate (GFE) that clearly discloses key loan terms and closing costs. Closing agents will also be required to provide borrowers a new HUD-1 Settlement Statement that clearly compares consumers' final and estimated costs. The following is a list of the new RESPA rules:

## 1. Good Faith Estimate (GFE) and HUD-1 are required as of 01/01/2010.

### A. May be used now

### B. GFE is now a standardized form

1. Page 1 - Sum of required loan
2. Page 2 - Loan costs - including settlement charges
3. Page 3 - Categorizes charges into three groups
  - a. Charges that can not increase
  - b. Charges that can not increase up to 10% in the aggregate
  - c. Charges that can change at closing

### C. New HUD-1

#### 1. First page - Generally unchanged

- a. If 2 loans, 2 GFE's and 2 HUD-1's

#### 2. Second Page

- a. Eliminates commission percentage (Section 700)
- b. Adds GFE line numbers for easy comparison
- c. Some fees are bundled (lines 801, 1001, 1101, 1201, and 1301)
- d. Section 800 - Loan fees
  - (1) Line 801 includes all origination charges except for discount points
  - (2) Line 802 - discount points (could be a credit)
  - (3) Line 803 - the sum of lines 801 and 802
  - (4) Other charges in section 800 are broken out and shown in column only if paid to third parties.
- e. Section 1100- Title charges
  - (1) Line 1101 - includes all title insurance fees for the Borrower
    - (i.) Includes escrow fee per HUD
  - (2) Line 1103 - Owner title premium
  - (3) Lines 1107 and 1108 - Show the division of title premium between underwriter and agent.
- f. Seller Credits to Borrower
  - (1) Charge listed in borrowers column
  - (2) Credit to Borrower in same amount on lines 204-209
  - (3) Charge to seller on lines 506-509
  - (4) If third-party paying, off setting credit on page 1 of HUD-1, identifying payor

#### g. New Page 3 of HUD-1

- (1) Comparison chart and loan terms disclosure
  - (i.) Lender must provide copy of GFE with closing instructions
  - (ii.) Reference areas of GFE for consumer comparison
  - (iii.) Categorizes tolerances as described on page 3 of GFE
  - (iv.) Discloses final loan terms
- (2) Three categories of tolerances:
  - (i.) Zero tolerance - origination fee and lender costs

(ii.) 10% combined tolerance - individual services required by lender, may increase so long as total charge increase remains 10%

(iii.) Charges that can change, borrower selected settlement services

#### h. Ten Percent Tolerances -

- (1) Settlement services recommended by lender are subject to 10% tolerance between GFE and HUD-1
  - (i.) Title charges are included in this category if lender recommended title company is chosen by borrower
- (2) Tolerance applies to the sum of all included charges-individual charges can change so long as total of charges does not exceed 10%
- (3) Lenders will need fee quote from title company when they prepare the GFE

#### i. What if the HUD-1 is wrong?

- (1) Right to cure by Lenders
  - (i.) If charges exceed the tolerance in either zero or 10% categories
  - (ii.) Lenders have 30 days to cure
  - (iii.) Lender should pay through the title company so that there is an amended HUD-1
- (2) Closing agent has 30 days to cure any errors or omissions on HUD-1
- (3) Seller's side only settlement statement does not require Page 3 of HUD-1 or borrowers fees
- (4) Borrowers side only settlement statement required only borrowers fees

## 2. Truth in Lending (TIL) changes

### A. Federal Reserve Board (FRB) - the July Rule

### B. Mortgage Disclosure Improvement Act (MDIA)

#### 1. Expands FRB's July Rule:

- a. Adds second home loans
- b. Adds new seven day waiting period before closing
- c. Adds new three day waiting period after receipt of re-disclosure

#### 2. Imposes July 30, 2009, initiation date

#### 3. Initial TIL no later than three business days after application

- a. Defines "business day" in 2 ways
  - (i.) General business days
  - (ii.) Precise business days

#### 4. Defines an "application" as the submission of a borrower's financial information in anticipation of credit decision relating to a federally related mortgage loan, which shall include:

- a. Borrowers name, monthly income, and social security number (to obtain a credit report);
- b. Property address;
- c. Estimate of the value of the property (if unknown then ask applicant)
- d. Mortgage loan amount sought

Note: An application may either be in writing or electronically submitted, including a written record of oral application.

5. Reaffirms July Rule that no fee can be charged until after initial TIL receipt, except for reasonable credit report fee
6. Provides mailing rule for lenders
7. Re-disclosure required if terms change from initial TIL
  - a. Three day waiting after receipt before you can close
8. Bona fide emergency provision for waiving 7 day and/or 3 day waiting periods.

# Completing the New HUD-1 Settlement Statement

The new HUD-1 Settlement Statement ("HUD") is designed to correlate closely to the new GFE, allowing borrowers to see how the estimate settlement costs disclosed on the GFE compare to the actual settlement costs charged and disclosed on the new HUD. While it is customary that settlement agents prepare the final HUD, it is the mortgage originator's responsibility to ensure that a HUD is given for all transactions covered by RESPA. The mortgage originator is also responsible to ensure that the settlement agent has all the information they need to properly complete the document.

## Columns

The HUD has two columns on the right hand side of the page, one for charges paid for by the seller and another for charges paid by the borrower. There is no place to disclose seller paid items on the GFE so they are all disclosed as charged to the borrower. In order to make sure that the GFE and the HUD match, those charges will still be shown as paid for by the borrower in the HUD columns. If those charges are paid by the seller or another party, those charges will be offset by a credit to the borrower and a charge to the paying party on page one of the HUD.

## P.O.C. Items

Charges that are paid outside of closing by any party must be included on the HUD, but they must be marked "P.O.C." and should not be included in the totals. P.O.C. items should be disclosed outside of the columns. The mortgage originator must also designate the identity of the party that paid the charge with the party making the payment being identified in parenthesis, such as P.O.C. (seller). Remember that indirect payments from a lender to a mortgage broker cannot be identified as P.O.C. and must be disclosed on line 802, as will be shown later.

## General Information

3. General Information		
<input checked="" type="checkbox"/> New <input type="checkbox"/> Existing <input type="checkbox"/> Refinance <input type="checkbox"/> Reverse Mortgage	4. Loan Number 123456	5. Loan Number 22222222
6. Mortgage Servicing Agency Name 245-00000000	7. Note: If a party (seller, lender, servicer, etc.) has paid or agreed to pay for a charge, it should be marked "P.O.C." and should not be included in the totals. P.O.C. items should be disclosed outside of the columns. The mortgage originator must also designate the identity of the party that paid the charge with the party making the payment being identified in parenthesis, such as P.O.C. (seller). Remember that indirect payments from a lender to a mortgage broker cannot be identified as P.O.C. and must be disclosed on line 802, as will be shown later.	
8. Borrower Address of Residence Bob Borrower 123 Main Street Anywhere, USA 00000	9. Seller Address of Origin Samantha Seller 456 Home Place Anywhere, USA 00000	10. Lender Address of Origin XYZ Lender 456 Main Street Somewhere, USA 00000
11. Property Location 456 Home Place Anywhere, USA 00000	12. Settlement Agent Title Town USA 222 Year Corner Any Town, USA 00000	13. Settlement Date May 8, 2008
14. Lot 10, Block D, Great View Subdivision		

The first section of the GFE is where the general loan information is disclosed. In this area mortgage originators will disclose, the loan type, file numbers, addresses, property locations and settlement information. Note that the settlement date disclosed in section I. should be the settlement date, not the date when a rescission period expires or a disbursement is made.

**Summary of the Borrower's Transaction**

<b>Section J. Summary of the Borrower's Transaction</b>	
120. Gross Amount Due from Borrower	
121. Cash at settlement from the Borrower	\$224,000.00
122. Seller credit for transfer taxes	\$14,348.00
123. Gross Amount Due from Borrower	\$238,348.00
<b>Adjustments for items paid by seller in advance</b>	
200. Unpaid taxes	
201. Property taxes	
202. Homeowner's association fees	
203. Other	
204. Total	
205. Total	
206. Total	
207. Total	
208. Total	
209. Total	
210. Total	
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Section J. of the HUD is the Summary of the Borrower's Transaction. This section of the document is quite similar to the old HUD. It contains lines for items due from the borrower, items paid in advance by the seller and a total for the gross amount due from the borrower. The 200 series has lines for amounts paid on the borrower's behalf. Notice that in this example the seller has paid for the borrower's transfer taxes, so the credit for the payment is identified in line 206. This amount offsets the amount charged to the borrower and decreases the amount the borrower must pay at closing. We will see later in the article that the transfer tax payment is shown as a borrower paid fee on page two. There is a section for

adjustments for items unpaid by the seller as well as totals that are disclosed at the bottom of the column.

**Seller's Transaction**

"Summary of the Seller's Transaction." It amount for the contract sales price, and reductions in the amount due to the seller from other closing costs. The adjustments for items are disclosed and itemized, then at the bottom subtracted from the amount due to the seller

<b>Section K. Summary of the Seller's Transaction</b>	
400. Gross Amount Due to Seller	
401. Cash at settlement from the Seller	\$224,000.00
402. Seller credit for transfer taxes	\$14,348.00
403. Gross Amount Due to Seller	\$238,348.00
<b>Adjustments for items paid by seller in advance</b>	
420. Unpaid taxes	
421. Property taxes	
422. Homeowner's association fees	
423. Other	
424. Total	
425. Total	
426. Total	
427. Total	
428. Total	
429. Total	
430. Total	
431. Total	
432. Total	
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500. Total	

Summary of the Section K is the contains the discloses the previous liens or unpaid by the seller the reductions are and the total

amount to be paid to or from the seller is itemized. Please note that the amount the seller paid for the borrower's transfer taxes is disclosed on line 507 in this example and this amount is a reduction to the amount due to the seller. This along with the credit in the 200 series is how seller paid fees are reconciled on the new HUD.

**Page Two – Settlement Charges, Real Estate Broker Fees**

Settlement Charges			
700. Total Real Estate Broker Fees		Real Estate Broker's Share of Settlement	Real Estate Seller's Share of Settlement
Description of commission (that 700 is follow):			
701	\$9,360.00	to RE #1	
702	\$9,360.00	to RE #2	
703	Commission paid to each broker		\$18,720.00
704	Interest money deposit held by RE #2		\$2,000 P.O.C.

"Section L" starts the disclosure of the settlement charges. The 700 series of lines is for disclosure of the real estate broker fees. Line 700 is for the disclosure of the total real estate broker fees. 701 and 702 are to show the division of the commission paid to each agent where there are two or more real estate brokers. The amount of the commission paid at settlement is disclosed on line 703 and any other charges are disclosed on subsequent lines.

**Items Payable in Connection with Loan**

800. Items Payable in Connection with Loan			
801	Origination charge ABC Broker XYZ Lender	\$9,250	Item 010 #1
802	Credit or charge amount for the specific interest chosen \$ 3,000		Item 010 #2
803	Now adjusted origination charge ABC Broker XYZ Lender		\$6,250.00
804	Appraisal fee to Appraisal Company		\$250.00
805	Credit report to Credit Report Company		\$40.00
806	Tax service to Tax Service Company		\$16.00
807	Flood certification Flood Certification Company		\$12.00
808			

The 800 series is for disclosing the items payable in connection with the loan. Line 801 is where the origination charge is disclosed. This is the charge that was disclosed on the GFE in block 1. This charge cannot change between the GFE and the HUD. This charge is the total of all charges received by the loan originator except for any charge for the interest rate chosen (points). Previously origination charges such as processing or administration fees were disclosed on the HUD, but now they must all be grouped on line 801. Line 802 is used to disclose the credit or charge for the interest rate chosen. A charge would appear on this line if points are being charged, a credit would appear if a yield spread premium is being charged by a mortgage broker. The sum of lines 801 and 802 is disclosed on line 803 and labeled as the adjusted origination charge. None of these charges may change from the amounts disclosed on the GFE. Lines 804 through 808 and additional lines in the 800 series are used to disclose required services selected by the lender. These fees are subject to the overall 10% tolerance.

**Items Required by Lender to be Paid in Advance**

900 Series: Required by Lender to be Paid in Advance			
901	Daily interest charges payable	from GFE #10	\$9,18.97
902	Mortgage insurance premium for 12 months in FIA	from GFE #3	\$1,048.24
903	Homeowner's insurance for 1 year to Reserve #	from GFE #11	\$400.00

The 900 series is for items that are required by the lender to be paid in advance, but are not paid to the lender. Daily interest is disclosed on line 901, this is an amount that can change from what was disclosed on the GFE. 902 is for disclosing the mortgage insurance premium, this is a fee that is subject to the 10% overall tolerance. The Homeowner's insurance is disclosed on line 903, this amount is not subject to tolerance. The additional lines are used to record additional items required by the lender including flood or other types of insurance. As you can see the detail breakdown for each of the charges is given outside of the columns and the totals are listed in the columns in the borrower's column.

### Reserves Deposited with Lender

1000: Reserves Deposited with Lender			
1001	Initial deposit to escrow account	from GFE #9	\$218.00
1002	Homeowner's insurance 1 month @ \$150.00	per month: \$150.00	
1003	Mortgage insurance 1 month @ \$132.69	per month: \$132.69	
1004	Property taxes 2 months @ \$166.67	per month: \$600.01	
1005		per month: \$	
1006		per month: \$	
1007	Agency fees	\$166.67	

The 1000 series is for disclosing the escrow items associated with the loan. These are items that will be held in the escrow account for the future payment of obligations, such as taxes and insurance, as they come due. Line 1001 is where the total amount will be listed and this amount must be listed inside the columns. This amount is the sum of all the items listed outside the columns. The remaining lines show the itemized breakdown of the escrow charges with the amounts for each charge disclosed outside the columns. The total initial escrow deposit should correlate with GFE box 9, but there is no tolerance requirement.

### Title Charges

1100: Title Charges			
1101	Title company paid under title insurance	from GFE #8	\$627.00
1102	Statement of closing for Title Town USA	\$	\$125.00
1103	Owner's title insurance Title Town USA/Title Underwriter	from GFE #6	\$725.00
1104	Lender's title insurance Title Town USA/Title Underwriter	\$175.00	
1105	Lender's title policy with \$294,000		
1106	Owner's title policy with \$300,000		
1107	Agency portion of the total title insurance premium	\$725.00 to Title Town USA	
1108	Underwriter's portion of the total title insurance premium	\$180.00 to Title Underwriter	

The 1100 series covers title charges. These are charges from closing agents and attorneys as well as any charges associated with title. Line 1101 is for the title services and lender's title insurance, this amount must be listed in the columns. Line 1102 is for the settlement or closing fee. Line 1103 is for the owners title insurance and must be listed inside the columns. Line 1104 is for the lender's title insurance. Lines 1105 and 1106 are for disclosure of the Lender's and Owner's title policy limits, these are informational disclosures only and are not included in the totals. Lines 1107 and 1108 are for disclosure of the Agent's and Underwriter's portion of the title insurance premium. These title services and title insurance could either fall into a 10% overall tolerance, if the borrower selected a provider from the lender's list, or a tolerance would not apply if the borrower selected a provider that was not recommended by the lender.

### Government Recording and Transfer Charges

1200: Government Recording and Transfer Charges					
1201	Government recording charges			\$40.00	
1202	Docid \$ 25.00	Mortgage \$ 25.00	Refinances \$ 15.00		\$ 65.00
1203	Transfer taxes			\$ 1,368.00	\$ 1,368.00
1204	County/State Stamps	Docid \$ 684.00	Mortgage \$ 684.00		
1205	State/Local Stamps	Docid \$ 684.00	Mortgage \$ 684.00		
1206	Other				

The 1200 series discloses the government recording and transfer charges. Line 1201 is the total government recording charges and must be disclosed inside the columns. Line 1202 discloses the itemized recording charges outside the columns. The government recording charges are subject to the 10% overall tolerance level. The amount of the transfer taxes is disclosed in line 1203. Lines 1204 and 1205 are for disclosed in the local and state transfer taxes and stamps. These amounts are disclosed outside of the columns. The amounts for the transfer taxes are subject to the zero tolerance levels. The remaining lines in the 1200 series are for disclosing any third party charges for government recording charges and transfer taxes and must be listed outside the columns.

### Additional Settlement Charges and Totals

1300: Additional Settlement Charges					
1301	Residential consumer credit counseling fee			\$ 70.00	
1302	Survey to Measure-B			\$ 225.00	
1303	Pest inspection to Red-A-Tag			\$ 145.00	
1304	Home warranty to Home Warranty Company			\$ 500.00	
1305	Other				
1306	Total			\$ 940.00	\$ 940.00

The 1300 series is for disclosing the required services for which the borrower was able to shop. Line 1301 would show the total of the itemized charges that are disclosed outside the columns on the subsequent lines. Generally fees such as survey, pest inspection or other types of inspections would be included in this series. These lines may also be used to disclose items that would not be included in another specific category, these amounts must be listed

in either the borrower's or the seller's column. Tolerances are not applicable for required services that the borrower can shop for. Line 1400 states the totals settlement charges due from the borrower and seller calculated by adding the amounts within each column.

# Page 3 of the HUD-1 Settlement Statement

The third page of the HUD-1/A Settlement Statement ("HUD") contains the comparisons of fees disclosed on the GFE and the HUD and a restatement of the loan terms which were first disclosed on page one of the GFE. The most important sections on this page are those that deal with the new tolerance levels for fees.

The first category is the zero tolerance category or those fees that cannot increase at settlement. These fees include the loan origination fee from line 801, the charge or credit for the interest rate chosen (YSP and points) from line 802 and the transfer taxes from line 1203. The second category is the 10% tolerance category or the fees that in total can increase up to 10% at settlement. These are required services that the lender selects or required services where the borrower chose a provider from the lender's approved providers list. Government recording charges also fit into the 10% tolerance category. The final fee category contains fees that can change at settlement. These fees include lender required services where the borrower selected a provider that was not on the lenders preferred provider list, the initial deposit for the escrow account and the homeowner's insurance.

As you can see the first category of zero tolerance fees is included with specific references to the HUD line numbers and then the fee disclosed on the GFE and the actual fee charged and disclosed on the HUD. The fee charged on the HUD cannot increase over the fee disclosed on the GFE.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
<b>Charges That Cannot Increase</b>			
	<b>HUD-1 Line Number</b>		
Loan origination charge	# 801	\$6750.00	\$6,250.00
Your choice of interest rate (or the lender's chosen rate) charge	# 802	-\$3,000.00	-\$3,000.00
Your selected origination charge	# 803	\$3,750.00	\$3,250.00
Transfer taxes	# 1203	\$1,365.00	\$1,365.00

The second or 10% category includes the government recording charges, the required services selected by the lender and any other fees where the borrower selected their own provider that was not on the lenders approved provider list. The fee is described with a reference to its corresponding HUD number, the amount disclosed on the GFE is disclosed and the actual fee charged at settlement is inserted into the final column. The charges are totaled and if the charges increase by more than 10% the lender is out of tolerance.

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charge	# 1203	\$50.00	\$50.00
Appraisal	# 804	\$200.00	\$200.00
Escrow deposit	# 805	\$40.00	\$40.00
For Service Fee	# 806	\$54.00	\$75.00
Flood Certificates	# 807	\$12.00	\$12.00
Special Mortgage Required Payment	# 802	\$5,055.00	\$5,055.00
Title contract & lender's title insurance	# 1201	\$925.00	\$925.00
Owner's 90% insurance	# 1202	\$725.00	\$725.00
		\$7,056.00	\$7,144.00
<b>Amount Between GFE and HUD-1 Charges</b>		\$,52.00	\$



If any of the charges are outside of tolerance the lender must reimburse the borrower for the amount necessary to bring the charges back into tolerance. For the 10% category the lender may issue a credit and have it reflected on page one of the HUD. If the tolerance violation is related to a zero tolerance fee, then the lender should issue an offsetting credit on an open fee line in the numerical series and mark it as paid outside of closing by lender. A lender may also choose to issue a check to the borrower within 30 days following settlement.

The third section of the comparison section discloses the charges that can change. These charges include the initial deposit for the escrow account, daily interest charges, homeowner's insurance and other services where the borrower selected a service provider that was not on the lenders provider list.

Charges That Can Change	Good Faith Estimate	HUD-1
Initial deposit for escrow accounts	\$504.95	\$518.03
200% interest charges	\$134.49	\$610.57
Homeowner's insurance	\$650.00	\$600.00
Survey	\$250.00	\$226.00
Permit/inspections	\$45.00	\$45.00
	\$	

The services are described along with corresponding references to the HUD lines. The GFE amounts are disclosed along with the HUD amounts in the far left column. Remember, that the tolerances do not apply for this section, so it is only for the borrower's information.

The last section on the HUD is a restatement of the loan terms that were previously disclosed on the first page of the GFE.

HUD insured loan CLOSING COSTS and OTHER FEES Information updated as of March 27, 2006	Allowable to be charged to Borrower?	Eligible to be included in 3% Investment (Can Finance)	Impacts APR?	
HUD Homeownership Center Reference Guide Link <a href="http://www.hud.gov/offices/hsg/sfh/ref/sfh2-15.cfm">http://www.hud.gov/offices/hsg/sfh/ref/sfh2-15.cfm</a>				
<b>700 TOTAL SALES/BROKER'S COMMISSION BASED ON PRICE \$</b>				
Buyer-Broker Fees (Real Estate)	Yes	Yes	No	
RE Broker Admin/Processing/Transaction Fee, etc.	Yes	Yes	No	Fee charged by RE Broker for complying with gov regs
<b>800 ITEMS PAYABLE IN CONNECTION WITH LOAN:</b>				
Loan Origination Fee (Maximum of 1% allowed)	Yes	Yes	Yes	Calculated on base loan amount without UFMP
Loan Origination - Supplemental (For 203(k) only)	Yes	Yes	Yes	203k only, 1 1/2 % Calculated base on cost of rehab
Loan Origination - Supplemental (Streamline 203(k))	Yes	Yes	Yes	Greater of \$350 or 2.5% of the cost of the improvement project, which ever is greater, not to exceed \$375.
Loan Discount	Yes	No	Yes	Calculated on loan amount with UFMP
Loan Discount (Refinances)	Yes	Yes	Yes	Reasonable discount points allowed - Refinances only
Appraisal Fee	Yes	Yes	No	
Credit Report	Yes	Yes	No	
Lender's Inspection Fee	Yes	Yes	Yes	
Mortgage Broker Fee	Yes	Yes	Yes	
Tax Service Fee	No	No	Yes	
Processing Fee	Yes	Yes	Yes	
Underwriting Fee	Yes	Yes	Yes	
Wire Fee	Yes	Yes	Yes	
Administration (Admin) Fee	Yes	Yes	Yes	
Flood Certification	Yes	Yes	No	
Lender Closing Fee	Yes	Yes	Yes	
Funding Fee	Yes	Yes	Yes	
Courier Fee / Express Mail Fee	Yes	Yes	Yes	
Deposit & Employment Verification Fees	Yes	Yes	Yes	
Commitment Fee / Lock-in Fee	Yes	Yes	Yes	
Application Fee	Yes	Yes	Yes	
Mortgage Credit Certificate (MCC)	Yes	Yes	Yes	
MERS (Mortgage Electronic Registration System)	Yes	Yes	Yes	
Amortization Schedule Fee	Yes	Yes	Yes	
Documentation Preparation	Yes	Yes	Yes	
Re-Draw Fee	Yes	Yes	Yes	
Repair Escrow Fee	Yes	Yes	Yes	Fee to set up and administer escrow.
Attorney Fees (Lender)	Yes	Yes	Yes	
Patriot Act Fee	Yes	Yes	Yes	Verify borrower compliance & source of funds with Patriot Act.
Participation Fee (Texas Vet Land Board Program)	Yes	Yes	Yes	
<b>900 ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE:</b>				
Prepaid Interest (365 day basis)	Yes	No	Yes	
Mortgage Insurance Premium	Yes	No	Yes	
Hazard Insurance Premium	Yes	No	No	
<b>1000 RESERVES DEPOSITED WITH LENDER:</b>				
Hazard Insurance Premium	Yes	No	No	
Mortgage Insurance	Yes	No	Yes	No MIP reserve required to be deposited with lender
Taxes & Assessment	Yes	No	No	
Flood Insurance	Yes	No	No	
HOA Dues	Yes	No	No	
<b>1100 TITLE CHARGES:</b>				
Settlement / Closing or Escrow Fee:	Yes	Yes	Yes	
Abstract or Title Search	Yes	Yes	No	
Title Examination	Yes	Yes	No	
Document Preparation Fee	Yes	Yes	No	
Notary Fees	Yes	Yes	No	
Courier Fee / Express Mail Fee	Yes	Yes	Yes	
Attorney Fees	Yes	Yes	No	
Title Insurance:	Yes	Yes	No	
Tax Certificates	Yes	Yes	No	
Closing or Settlement Protection	Yes	Yes	No	
Closing Service Letter Fee	Yes	Yes	No	
Name Search Fee	Yes	Yes	No	
<b>1200 GOVERNMENT RECORDING &amp; TRANSFER CHARGES:</b>				
Recording Fees	Yes	Yes	No	
Assignment Recording Fee	Yes	Yes	No	
City/County Tax/Stamp:	Yes	Yes	No	
State Tax/Stamp	Yes	Yes	No	
Document Stamp on Deed	Yes	Yes	No	
Mortgage Registration Tax	Yes	Yes	No	AKA, Intangible Tax on Mortgage.
Transfer Tax	Yes	Yes	No	
Sales Tax (Title and Escrow)	Yes	Yes	No	
<b>1300 ADDITIONAL SETTLEMENT CHARGES:</b>				
Survey	Yes	Yes	No	
Pest Inspection	Yes	Yes	No	
Well and/or Septic Inspection Fee	Yes	Yes	No	
Home Inspection Service Fee	Yes	Yes	No	
Radon Gas Testing Fee	Yes	Yes	No	
Engineer Foundation Certification	Yes	Yes	No	
Energy Rating Report Fee	Yes	Yes	No	
HOA Transfer Fee	Yes	Yes	No	
Mortgage Credit Certificate (MCC)	Yes	Yes	Yes	
<b>IMPORTANT NOTE:</b> Lender may charge and collect from borrowers those customary and reasonable costs necessary to close the mortgage subject to limitation and restrictions as per Mortgagee Letter 2006-04 and that comply with Federal and State disclosure laws and other applicable laws and regulations. FHA will not allow "mark-ups," i.e., charging a fee to the mortgagor for an amount greater than that charged the mortgagee by the service provider; only the actual cost for the service may be charged the mortgagor.				
Mortgagee Letter 2006-07 clarifies that the rescission of paragraph 5-2 of handbook HUD 4000.2 REV-3 announced in Mortgagee Letter 2006-04 applies to FHA-insured forward mortgages only and not FHA-insured Home Equity Conversion Mortgages (HECM).				
Mortgage Letters are available at <a href="http://www.hud.gov/offices/hsg/mlrmenu.cfm">http://www.hud.gov/offices/hsg/mlrmenu.cfm</a>				

Charges and Fees impacting APR subject to Truth in Lending Act (TILA), Title I of the Consumer Credit Protection Act and should be verified by legal counsel.

While attempting to provide you with the accurate information regarding allowable charges and fees it is your responsibility to ensure you are in compliance with HUD requirements. Refer to "Closing Costs and Other Fees" <http://www.hud.gov/offices/hsg/sfh/ref/sfh2-15.cfm>