Good Faith Estimate

(Not a Loan Commitment)

Date: **09/03/2008**

Lender Name and Address:	Subject Property:	Borrower(s):
Best Mortgage Company	**1 Main Street** **Danvers, MA 01923**	**John Walker** **Ginger Walker**

Loan Number: **ADM080061169**	Interest Rate: **6.500**	Type of Loan: **Conventional**	Base Loan Amt: **316,000.00**
Loan Program:	Term: **360**	Sales Price: **395,000.00**	Total Loan Amt: **316,000.00**

The information provided below reflects estimates of the charges 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. The numbers listed beside the estimates generally correspond to the numbered lines contained in the HUD-1 or HUD-1A settlement statement you will receive at settlement. The HUD-1 or HUD-1A settlement statement will show you the actual cost of items paid at settlement.

Estimated Closing Costs

800 Items Payable in Connection with the Loan

801	A	Loan Origination Fee @ % +	$
802	A	Loan Discount Fee @ % +	$
803		Appraisal Fee	$ 350.00
804		Credit Report	$ 9.75
805		Lender's Inspection Fee	$
806		MI Application Fee	$
807		Assumption Fee	$
808		Mortgage Broker Fee @ % +	$
809	A	Tax Servicing Fee	$ 75.00
810		Processing Fee	$
811	A	Underwriting Fee	$ 395.00
812		Wire Transfer Fee	$
813			$
814			$
815	A	**LOL Flood Determination Fee**	$ 7.00
816			$
817			$
818			$
819			$
820			$
821			$
822			$
823			$

Compensation to Broker from Lender (Not Paid out of Applicant's Loan Proceeds)

824

825

1100 Title Charges

1101	A	Settlement or Closing Fee	$ 600.00
1102		Abstract or Title Search	$ 195.00
1103		Title Examination	$
1104		Title Insurance Binder	$
1105		Document Preparation Fee	$
1106		Notary Fee	$
1107		Attorney Fee	$
1108		Title Insurance Fee	$ 790.00
1109			$
1110		**Optional Owner's Coverage Title Insuran**	$ 965.00
1111	A	**Courier/Overnight Fee**	$ 60.00
1112		**Municipal Lien Certificate**	$ 25.00
1113	A		$
1114			$

1200 Government Recording and Transfer Charges

1201		Recording Fee	$ 365.00
1202		Local Tax/Stamps	$
1203		State Tax/Stamps	$
1204			$
1205			$
1206			$

1300 Additional Settlement Charges

1301		Survey to:	$ 150.00
1302		Termite/Pest Inspection:	$
1303	A	**MERS Transfer Fee**	$ 4.95
1304			$
1305			$
1306			$
1307			$
1308			$
1309			$

Total Estimated Closing Costs **$ 3,991.70**

Estimated Reserve/Prepaid Costs

900 Items Required by Lender to be Paid in Advance

901	A	Prepaid Interest **1** days @ **57.0556**	$ 57.06
902	A	Mortgage Insurance Premium	$
903		Hazard Insurance Premium	$ 1,200.00
904		County Property Tax	$
905		VA Funding Fee	$
906		Flood Insurance Premium	$
907			$
908			$

1000 Reserves Deposited with Lender

1001		Hazard Ins	**3** mths @	**100.00**	$ 300.00
1002	A	Mortgage Ins	mths @		$
1003		City Prop. Tax	mths @		$
1004		Property Tax	**5** mths @	**250.00**	$ 1,250.00
1006		Flood Ins	mths @		$
1007			mths @		$
1008			mths @		$
1009			mths @		$
1010		Aggregate Analysis			$

Total Estimated Reserve/Prepaid Costs **$ 2,807.06**

Transaction Summary

Total Estimated Monthly Payment

Principal & Interest	$ 1,997.33
Other Financing (P & I)	$
Hazard Insurance	$ 100.00
Real Estate Taxes	$ 250.00
Mortgage Insurance	$
HOA Dues	$
Other	$ 0.00
Total Monthly Payment	**$ 2,347.33**

Closing Costs Summary

Total Borrower Paid Closing Costs	**(a)**	**$ 6,798.76**
		$
		$
		$
		$
Total Non-Borrower Paid Closing Costs	**(b)**	**$**
Total Closing Costs	**(a+b)**	**$ 6,798.76**

Total Estimated Funds Needed to Close

Purchase Price/Payoff	(+)$	395,000.00
Total Estimated Closing Costs	(+)$	3,991.70
Total Estimated Reserve/Prepaid Costs	(+)$	2,807.06
Discounts (if borrower will pay)	(+)$	
FHA UFMIP/VA Funding Fee	(+)$	
Total Costs	**(c) $**	**401,798.76**
Loan Amount	(-) $	316,000.00
Total Non-Borrower Paid Closing Costs	(-) $	
FHA UFMIP/VA Fee Financed	(-) $	
Seller Credit	(-) $	5,000.00
	(-) $	
	(-) $	
	(-) $	
First Mortgage	(-) $	
Second Mortgage (Subordinate Financing)	(-) $	
Closing Costs from **2nd Lien**	(+)$	
Total Credits	**(d) $**	**321,000.00**
Cash from borrower	**(c – d) $**	**80,798.76**

S – Paid by Seller **B** – Paid by Broker **A** – APR Affected by Cost

S/ – Split by Seller & Others **L** – Paid by Lender **O** – Paid by Other **P** – Paid Outside Closing (POC)

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 Broker or lender if your application is to purchase residential real property and the lender will take a first lien on the property. The undersigned acknowledges receipt of a copy of the Special Information Booklet "Settlement Costs."

Borrower **John Walker** Date

Co-borrower **Ginger Walker** Date