

MORTGAGE LOAN DISCLOSURE STATEMENT/ GOOD FAITH ESTIMATE

Borrower's Name(s): _____

Real Property Collateral: The intended security for this proposed loan will be a Deed of Trust on (street address or legal description) _____

This joint Mortgage Loan Disclosure Statement/Good Faith Estimate is being provided by UNION FEDERAL MORTGAGE, INC, a real estate broker acting as a mortgage broker, pursuant to the Federal Real Estate Settlement Procedures Act (RESPA) if applicable and similar California law. In a transaction subject to RESPA, a lender will provide you with an additional Good Faith Estimate within three business days of the receipt of your loan application. You will also be informed of material changes before settlement/close of escrow. The name of the intended lender to whom your loan application will be delivered is:

Unknown _____ (Name of lender, if known)

GOOD FAITH ESTIMATE OF CLOSING COSTS

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. The fees, commissions, costs and expenses listed are estimates; the actual charges may be more or less. Your transaction may not involve a charge for every item listed and any additional items charged will be listed. The numbers listed beside the estimate generally correspond to the numbered lines contained in the HUD-1 Settlement Statement which you will receive at settlement if this transaction is subject to RESPA. The HUD-1 Settlement Statement contains the actual costs for the items paid at settlement. When this transaction is subject to RESPA, by signing page three of this form you are also acknowledging receipt of the HUD Guide to Settlement Costs.

HUD-1 Item	Paid to Others	Paid to Broker
800 Items Payable in Connection with Loan		
801 Lender's Loan Origination Fee	\$ _____	\$ _____
802 Lender's Loan Discount Fee	\$ _____	\$ _____
803 Appraisal Fee	\$ _____	\$ _____
804 Credit Report	\$ _____	\$ _____
805 Lender's Inspection Fee	\$ _____	\$ _____
808 Mtg Broker Commission/Fee	\$ _____	\$ _____
809 Tax Service Fee	\$ _____	\$ _____
810 Processing Fee	\$ _____	\$ _____
811 Underwriting Fee	\$ _____	\$ _____
812 Wire Transfer Fee	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
900 Items Required by Lender to be Paid in Advance		
901 Interest for _____ days at \$ _____ per day	\$ _____	\$ _____
902 Mortgage Insurance Premiums	\$ _____	\$ _____
903 Hazard Insurance Premiums	\$ _____	\$ _____
904 County Property Taxes	\$ _____	\$ _____
905 VA Funding Fee	\$ _____	\$ _____
_____	\$ _____	\$ _____
1000 Reserves Deposited with Lender		
1001 Hazard Insurance: _____ months at \$ _____ /mo.	\$ _____	\$ _____
1002 Mortgage Insurance: _____ months at \$ _____ /mo.	\$ _____	\$ _____
1004 Co. Property Taxes: _____ months at \$ _____ /mo.	\$ _____	\$ _____
_____ months at \$ _____ /mo.	\$ _____	\$ _____
_____ months at \$ _____ /mo.	\$ _____	\$ _____
_____ months at \$ _____ /mo.	\$ _____	\$ _____
_____ months at \$ _____ /mo.	\$ _____	\$ _____
_____	\$ _____	\$ _____
1100 Title Charges		
1101 Settlement or Closing/Escrow Fee:	\$ _____	\$ _____
1105 Document Preparation Fee	\$ _____	\$ _____
1106 Notary Fee	\$ _____	\$ _____
1108 Title Insurance:	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
1200 Government Recording and Transfer Charges		
1201 Recording Fees:	\$ _____	\$ _____
1202 City/County Tax/Stamps:	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
1300 Additional Settlement Charges		
1302 Pest Inspection	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
Subtotal of Initial Fees, Commissions, Costs and Expenses	\$ _____	\$ _____
Total of Initial Fees, Commissions, Costs and Expenses		\$ _____
Compensation to Broker (Not Paid Out of Loan Proceeds):		
Mortgage Broker Commission/Fee:		\$ _____
Any Additional Compensation from Lender (Approximate Yield Spread Premium or Other Rebate) <input type="checkbox"/> No <input type="checkbox"/> Yes		\$ _____

ADDITIONAL REQUIRED CALIFORNIA DISCLOSURES

I. Proposed Loan Amount: \$ _____

Initial Commissions, Fees, Costs and Expenses Summarized on Page 1: \$ _____

Payment of Other Obligations (List):

Credit Life and/or Disability Insurance (see V below) \$ _____

_____ \$ _____

_____ \$ _____

Subtotal of All Deductions: \$ _____

Estimated Cash at Closing **To You** **That you must pay** \$ _____

II. General Information About Loan

1. Proposed Loan Term: _____ Years Months

<input type="checkbox"/> FIXED RATE LOAN Fixed rate loan _____% payable at \$_____ month	<input type="checkbox"/> ADJUSTABLE RATE LOAN (EXAMPLE 6-MONTH ARM; 1-YEAR ARM) Proposed interest rate _____% Fully indexed rate _____% Proposed monthly payment \$_____ Maximum interest rate _____% Interest rate can increase _____% each ____ months Maximum loan payment can be \$_____ after ____ months
<input type="checkbox"/> INITIAL FIXED RATE LOAN (EXAMPLE 2/28; 3/1; 5/1) Proposed initial fixed interest rate _____% Initial fixed interest rate in effect for ____ months Proposed initial monthly payment \$_____ Adjustable interest rate of _____% will begin after fixed rate period ends Monthly payment can increase to \$_____ after fixed rate period ends Fully indexed rate _____% Maximum interest rate _____% Interest rate can increase _____% each ____ months Maximum loan payment can be \$_____ after ____ months	<input type="checkbox"/> INITIAL ADJUSTABLE RATE LOAN (EXAMPLE LOW ENTRY RATE ARM) Proposed initial adjustable interest rate _____% Initial interest rate in effect for ____ months Proposed monthly payment \$_____ Fully indexed rate _____% Maximum interest rate _____% Interest rate can increase _____% each ____ months Monthly payment can increase to \$_____ after initial adjustable rate period ends Maximum loan payment can be \$_____ after ____ months

2. This loan is based on limited or no documentation of your income and/or assets and may have a higher interest rate, or more points or fees than other products requiring documentation: No Yes.
3. The loan is subject to a balloon payment: No Yes. If Yes, the following paragraph applies and a final balloon payment of \$ _____ will be due on _____ [estimated date (month/day/year)].

NOTICE TO BORROWER: IF YOU DO NOT HAVE THE FUNDS TO PAY THE BALLOON PAYMENT WHEN IT COMES DUE, YOU MAY HAVE TO OBTAIN A NEW LOAN AGAINST YOUR PROPERTY TO MAKE THE BALLOON PAYMENT. IN THAT CASE, YOU MAY AGAIN HAVE TO PAY COMMISSIONS, FEES, AND EXPENSES FOR THE ARRANGING OF THE NEW LOAN. IN ADDITION, IF YOU ARE UNABLE TO MAKE THE MONTHLY PAYMENTS OR THE BALLOON PAYMENT, YOU MAY LOSE THE PROPERTY AND ALL OF YOUR EQUITY THROUGH FORECLOSURE. KEEP THIS IN MIND IN DECIDING UPON THE AMOUNT AND TERMS OF THIS LOAN.

III. Prepayments: The proposed loan has the following prepayment provisions:

- No prepayment penalty (you will not be charged a penalty to pay off or refinance the loan before maturity)
- You will have to pay a prepayment penalty if the loan is paid off or refinanced in the first _____ years. The prepayment penalty could be as much as \$_____. Any prepayment of principal in excess of 20% of the
- original loan balance or
- unpaid balance
- for the first _____ years will include a penalty not to exceed _____ months interest at the note interest rate but not more than the interest you would be charged if the loan were paid to maturity.
- Other - you will have to pay a prepayment penalty if the loan is paid off or refinanced in the first ____ years as follows:
- _____

IV. Taxes and Insurance:

- There will be an impound (escrow) account which will collect approximately \$_____ a month in addition to your principal and interest payments for the payment of county property taxes* hazard insurance mortgage insurance flood insurance other _____.
- If there is no impound (escrow) account or if your escrow (impound) account does not include one or more of the payments described above, you will have to plan for the payment of county property taxes* hazard insurance mortgage insurance flood insurance other _____ of approximately \$_____ per year.

* In a purchase transaction, county property taxes are calculated based on the sales price of the property and may require the payment of an additional (supplemental) tax bill from the county tax authority by your lender (if escrowed) or you (if not escrowed).

V. Credit Life and/or Disability Insurance: The purchase of credit life and/or disability insurance by a borrower is NOT required as a condition of making this proposed loan.

VI. Other Liens: Are there liens currently on this property for which the borrower is obligated? No Yes

If Yes, describe below:

Lienholder's Name	Amount Owing	Priority

