ITEMIZED FEE WORKSHEET (For Use with Service Providers and Investors)

Date: 02/28/2022

The information provided below reflects estimates of the charges that are likely to be incurred at the settlement of this loan. The fees listed are estimates; some actual charges may be more or less. This transaction may not involve a fee for every item listed.

actual cha	arges may be more or less. This trans	action may not involve a fee for ev	ery item listea.								
1 = 1 = 1		Subject Property:	Property:		Borrower(s):						
Best Mortgage Company		1235 Main Street		John Homebuyer							
999 Prince Street Denver, CO 80220		Denver, CO 80220		Jean Homebuyer							
Lender Nam											
		Interest Date: 4 000 00	T		- 1 Austration 000 000 00						
	ımber: ###########	Interest Rate: 4.375 %	Type of Loan: Convention		e Loan Amt: \$388,000.00						
Loan Pro	ogram: Conv Fixed 30 Year	Term: 360	Sales Price: \$400,000.00) Tota	I Loan Amt: \$388,000.00						
Estimated Closing Costs											
800. Items Payable in Connection with Loan 1100. Title Charges											
A	Loan Origination Fees 1.000 9	· • • • • • • • • • • • • • • • • • • •			\$						
	Application Fees Processing Fees	\$			\$ \$						
	Underwriting Fees	\$			\$ \$						
	Broker Fees	\$			\$ \$						
	Broker Compensation	\$			\$						
Α	Administration Fee to (Lender Name)	\$ 525.00	1102. Settlement or 0	Closing Fee	\$						
A	Funding Fee to (Lender Name)	\$ 295.00		Title Company Name)	\$ 810.00						
Α	Processing Fees to (Lender Name)	\$ <u>500.00</u>			\$						
		\$			\$						
		\$			\$						
		\$			\$						
		\$			\$ \$						
		Φ			\$ \$						
		\$ \$	1103. S Owner's Title I	nsurance	\$ \$ 1,746.00						
		\$	1104. Lender's Title		\$ 525.00						
		\$	1109.		\$						
		\$	1110.		\$						
802. Cr	edit or Charge for Interest Rate		1111.		\$						
		\$	1112.		\$						
		\$	1113.		\$						
		\$	1114.		\$						
902 Ad	ljusted Origination Charges	\$ \$ 5,200.00	1115. 1116.		\$ \$						
804.	Appraisal Fee to	\$ 3,200.00 \$ 650.00	1200. Government Reco	ording and Transfe	+						
805.	Credit Report to	\$ <u>57.00</u>	1202. Recording Fee		\$ 191.00						
806.	Tax Service to	\$	1203. Transfer Taxes		\$						
807. A	Flood Certification to (Vendor Name)	\$ 9.00	1204. City/County Ta	x/Stamps	\$						
808.		\$	1205. State Tax/Star	nps	\$ <u>40.00</u>						
809.		\$	1206.		\$						
810.		\$	1207.		\$						
811. 812.		\$	1208. 1209.		\$						
813.		\$ \$	1210.		\$ \$						
814.		\$	1300. Additional Settler	nent Charges	Ψ						
815.		\$	1302.	5	\$						
816.		\$	1303.		\$ \$						
817.		\$	1304.		\$						
818.		\$	1305.		\$						
819.		\$	1306.		\$						
820.		\$	1307.		\$						
821. 822.		\$ \$	1308. 1309.		\$ \$						
822. 823.		\$	1310.		\$ \$						
824.		\$	1311.		\$						
825.		\$	1312.		\$						
826.		\$	1313.		\$						
827.		\$	1314.		\$						
828.		\$	1315.		\$						
829.		\$	1316.		\$						
830.		\$	1317.		\$						
831.		\$	1318.		\$						
832. 833.		Φ	1319. 1320.		\$						
834.		\$	Total Estimated Closing	Costs	\$ \$7,482.00						
835.		\$ \$	Total Estimated Closing	, 50313	φ						
			A ADD 400 1 11 0								
		Paid by Broker	A – APR Affected by CosO – Paid by Other		Poid Outoido Clasias (POC)						
S/ – Split by Seller & Others L – Paid by Lender O – Paid by Other P – Paid Outside Closing (POC)											

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Date: 02/28/2022

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Provided By: Best Mortgage Company 999 Prince Street Denver, CO 80220 Lender Name	Subject Pro 1235 Main Denver, CO	Street		Borrower(s): John Homebuyer Jean Homebuyer		
Loan Number: ####################################	Interest Ra	ate: 4.375 %	Type of Loan: Conventional		Base Loan Amt: \$388,000.00	
Loan Program: Conv Fixed 30 Year	Term: 360		Sales Price: \$400,000.00		Total Loan Amt: \$388,000.00	
	Est	timated Reser	ve/Prepaid Costs			
900. Items Required by Lender to be Pai 901. A Daily Interest 16 Days @ \$ 46. 902. Mortgage Ins Premium to 903. Homeowner's Insurance to 904. 905. VA Funding Fee 906. Flood Insurance 907. 908.		\$ 744.11 \$ 2,100.00 \$	1000. Reserves Depos 1001. Initial Deposi 1002. Homeowner's 1003. Mortgage Ins 1004. Property Taxe 1005. City Property 1006. Flood Reserve 1007.	it into Escrov Ins 3 mths mths s 2 mths Tax mths e mths mths	v Account 5 @ \$ 175.00 6 @ \$ 113.17	\$ 965.00 \$ 525.00 \$ 440.00 \$ \$ \$ \$
909. 910. 911. 912.		\$ \$ \$ Transaction	1009. 1010. USDA Annual 1011. Aggregate Adj Total Estimated Reserv	mths Fee mths ustment	; @ \$; @ \$	\$ \$ • \$ \$3,809.11
Total Estimated Monthly Payment Principal and Interest Other Financing (P & I) Hazard Insurance Real Estate Taxes Mortgage Insurance HOA Dues Other Total Monthly Payment Closing Costs Summary Borrower Paid Closing Costs Cash Deposit on sales contract Total Non-Borrower Paid CC Total Lender Credit Total Closing Costs	(a) (b) (a + b)	\$ 1,937.23 \$ 175.00 \$ 220.00 \$ 113.17 \$ 2,445.40 \$ 11,291.11 \$ 3,000.00 \$ \$	Total Estimated Funds Purchase Price/Payoff Total Estimated Closing C Total Estimated Reserve/ Discounts (if borrower wi FHA UFMIP/VA Funding Total Costs Loan Amount Non-Borrower Paid Closi FHA UFMIP/VA Fee Fina Total Lender Credit Cash Deposit on sales First Mortgage Second Mortgage (Sub F Closing Costs from 2nd	Costs (Prepaid Costs II pay) Fee ng Costs Inced s contract	(c) (c) (c) (c)	+) \$ 400,000.00 +) \$ 7,482.00 +) \$ 3,809.11 +) \$ 411,291.11 -) \$ 388,000.00 -) \$
			Total Credits Cash from borrower		(d) (c – d)	\$406,520.00 \$4,771.11
	Paid by Broke Paid by Lende		A – APR Affected by Cos O – Paid by Other	t	P – Paid Outside	Closing (POC)