



Good Faith Estimate Closing Costs

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ResCapLender.com

This document will assist you in creating your Good Faith Estimate/MLDS.

The following are our standard estimated closing costs. Your borrower's costs may vary somewhat.

Appraisal	\$ 450	(most buyers provide and pay for their own)
BPO	\$ 125	(\$25 extra for rush and \$50 extra for interior)
Delivery/Wire Fee	\$ 30	
Doc Prep	\$ 495	
Endorsements.....	\$ 25	
Notary.....	\$ 175	
Processing Fee	\$ 595	
Recording Fee	\$ 50	
Sub-Escrow	\$ 175	
Title	\$ 420	(Subject to increase for loans over \$74K)
Underwriting	\$ 995	

Our Loan Fees (closing costs not included):

NO FICO HELOC:

Loan Amt	Combined Loan to Value		
	<60%	60–69.9%	70–75%
\$30,000–39,999	\$3,900	\$4,900	\$6,400
\$40,000–49,999	\$4,900	\$5,900	\$7,400
\$50,000–89,999	\$5,900	\$6,900	\$8,400

ALT A HELOC:

Loan Amt	Loan Fee by FICO Score†		
	580–639	640+ Stated	640+ Full Doc
\$30,000–39,999	\$2,950	\$2,500	\$1,995
\$40,000–49,999	\$3,895	\$2,995	\$1,995
\$50,000–100,000	\$4,895	\$3,995	\$1,995

†\$1,995 rate applies to properties which are owner occupied. Senior liens with negative amortization must use the 580–639 fee schedule if the CLTV is >65%.

Use our website at ResCapLender.com under “prequal/calculator” to calculate the exact loan amount, including commissions, fees, and our mandatory line of credit reserve.

You are required to send the borrower your own Good Faith Estimate/MLDS within 3 days after a completed application. Be sure to include your commission. All rates are at par, there are no yield spread premiums on our loans.

In addition to your GFE/MLDS, Residential Capital is also required to send a disclosure of costs and fees to your borrower. We include with a cover letter referencing your contact information for questions.

We also send your borrower a Statement of Information which title needs to clear liens and judgments. Please encourage your borrower to complete this and return to us as soon as possible. The earlier we can clear title, the less surprises we will have, and the quicker we can fund the loan.

Please inform your borrower that disclosures are estimated only. We try to be as accurate as possible, but changes may occur during the loan process which in turn affect loan fees, closing costs, and/or interest rates. We will review and communicate all changes to you prior to preparing loan documents.

Please call your loan processor or underwriter if you have any questions, or use Our Live Chat feature on ResCapLender.com to chat directly with the Account Manager handling your loan.