

(For Use with Service Providers and Investors)

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.

Itemized Fee Worksheet ~ 12/2011 ~ Encompass360®

# Itemized Fee Worksheet

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Date: 07/23/2012

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.

Provided By: <b>Nova Home Loans</b> <b>24 S. Weber St. Ste. 100</b> <b>Colorado Springs, CO 80903</b> <b>Elton Jason Twitchell 719-884-5500</b>		Subject Property:  <b>Colorado Springs, CO 80920</b>		Borrower(s): <b>George Connelley</b> <b>Edeza Connelley</b>	
Loan Number: <b>2312077908</b>	Interest Rate: <b>3.250 %</b>	Type of Loan: <b>VA</b>	Base Loan Amt: <b>405,000.00</b>		
Loan Program: <b>VA 30 Year Fixed</b>	Term: <b>360</b>	Sales Price: <b>405,000.00</b>	Total Loan Amt: <b>405,000.00</b>		
<b>Estimated Reserve/Prepaid Costs</b>					
<b>900. Items Required by Lender to be Paid in Advance</b>			<b>1000. Reserves Deposited with Lender</b>		
901. A Daily Interest 15 Days @ \$ 36.0616	\$ 540.92		1001. Initial Deposit into Escrow Account	\$ 1,035.00	
902. Mortgage Ins Premium to FHA	\$		1002. Homeowner's Ins 3 mths @ \$ 125.00	\$ 375.00	
903. Homeowner's Insurance to	\$ 1,500.00		1003. Mortgage Ins mths @ \$	\$	
904.	\$		1004. Property Taxes 4 mths @ \$ 165.00	\$ 660.00	
905. VA Funding Fee to VA	\$		1005. City Property Tax mths @ \$	\$	
906. Flood Insurance	\$		1006. Flood Reserve mths @ \$	\$	
907. Funding Adjustment ? Interest	\$		1007. mths @ \$	\$	
908. Funding Adjustment - Other (Nova to	\$		1008. mths @ \$	\$	
909. Funding Adjustment ? Impounds	\$		1009. mths @ \$	\$	
910. MIP Refund	\$		1010. USDA Annual Fee mths @ \$	\$	
911.	\$		1011. Aggregate Adjustment	- \$	
912.	\$		<b>Total Estimated Reserve/Prepaid Costs</b>	<b>\$ 3,075.92</b>	
<b>Transaction Summary</b>					
<b>Total Estimated Monthly Payment</b>			<b>Total Estimated Funds Needed to Close</b>		
Principal and Interest	\$ 1,762.59		Purchase Price/Payoff	(+) \$ 405,000.00	
Other Financing (P & I)	\$		Total Estimated Closing Costs	(+) \$ 3,546.50	
Hazard Insurance	\$ 125.00		Total Estimated Reserve/Prepaid Costs	(+) \$ 3,075.92	
Real Estate Taxes	\$ 165.00		Discounts (if borrower will pay)	(+) \$	
Mortgage Insurance	\$		FHA UFMIP/VA Funding Fee	(+) \$	
HOA Dues	\$		<b>Total Costs</b>	<b>(c) \$ 411,622.42</b>	
Other	\$ 0.00		Loan Amount	(-) \$ 405,000.00	
<b>Total Monthly Payment</b>	<b>\$ 2,052.59</b>		Non-Borrower Paid Closing Costs	(-) \$	
<b>Closing Costs Summary</b>			<b>Total Estimated Funds Needed to Close</b>		
Borrower Paid Closing Costs (a)	\$ 6,622.42		FHA UFMIP/VA Fee Financed	(-) \$	
LenderCredit	\$ 5,000.00		Total Lender Credit	(-) \$	
BorrowerPaidFees	\$		<b>Lender Credit</b>	<b>(-) \$ 5,000.00</b>	
SellerCredit	\$		<b>Borrower Paid Fees</b>	<b>(-) \$</b>	
Owners Policy Seller Credit	\$ 1,200.00		<b>Seller Credit</b>	<b>(-) \$</b>	
Total Non-Borrower Paid CC (b)	\$		<b>Owners Policy Seller Credit</b>	<b>(-) \$ 1,200.00</b>	
Total Lender Credit	\$		First Mortgage	(-) \$	
Total Closing Costs (a + b)	\$ 6,622.42		Second Mortgage (Sub Financing)	(-) \$	
			Closing Costs from 2nd Lien	(-) \$	
			<b>Total Credits</b>	<b>(d) \$ 411,200.00</b>	
			<b>Cash from borrower</b>	<b>(c - d) \$ 422.42</b>	
<b>S</b> – Paid by Seller <b>B</b> – Paid by Broker <b>A</b> – APR Affected by Cost <b>S/</b> – Split by Seller & Others <b>L</b> – Paid by Lender <b>O</b> – Paid by Other <b>P</b> – Paid Outside Closing (POC)					