CLOSING COST ESTIMATE

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The fees listed are estimates - the 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 which you will be receiving at settlement. The HUD-1 or HUD-1A settlement statement will show you the actual cost for items paid at settlement.

ESTIMATED CLOSING COSTS

801	Loan Origination Fee	$	
802		$	
803**	Appraisal Fee (varies based on location and size)	$	* 365.00
804**	Credit Report Fee	$	*49.00
805		$	
806		$	
807	Mortgage Broker Fee	$	
808	Underwriting Fee	$	
809	Processing Fee	$	599.00
810		$	
811		$	
1101		$	
1102	BELOW NOT CHARGED BY	$	
1103	ABSOLUTE MORTGAGE:	$	
1104		$	
1105	Title Closing Fee	$	
1106	Title Endorsements	$	
1107	Title Exam and Search	$	
1108	Title Insurance- VARIES	$	
1109	Notary Fee	$	
1110	Closing Protection letter	$	
1201	Recording Fee	$	
1202	Intangible Tax	$	
1203	Doc Stamps	$	
1204		$	
1301		$	
1302		$	
1303		$	
1304		$	
1305		$	

Estimated Closing Costs (f.)	$	599.00
Discount (if Borrower pays) (h.)		0.00
Total Closing Costs	$	599.00

* = poc

** these fees are non-refundable

ESTIMATED PREPAID ITEMS

901	Interest for ___ days @ 32.53		$	
902	Mortgage Insurance Premium			0.00
903	Hazard Insurance Premium			
904	Flood Insurance Premium			
905	VA Funding Fee/HUD MIP			0.00
1001	Hazard Insurance	___	Mths	
1002	Mortgage Insurance	___	Mths	
1003		___	Mths	
1004	Property Taxes	___	Mths	
1005	Association Dues	___	Mths	
1006	Flood Insurance	___	Mths	
1007		___	Mths	
1008				

Estimated Prepaid Items (e.)	$	0.00
Prepaid PMI, MIP, Funding Fee		0.00
Total Prepaid Items	$	0.00

* = poc

ABSOLUTE MORTGAGE COMPANY,INC.
350 EAST MARKET STREET
WEST CHESTER, PA 19380

Phone: (610) 436-0500 Fax: (610) 436-9030

BORROWER(S): THOMAS SAMPLE

PROPERTY: 1 TBD ST
YOUR TOWN

OMMENT:

Loan Program:	Conventional	
	Fixed Rate	
BuyDowns:	None	
Balloon in Months:		
Note Rate:	4.750	%
Term in Months:	360	
Loan to Value:	54.47	%
Cumulative LTV:	54.47	%

a.	Purchase price	$	
b.	Alterations, improvements, repairs		
c.	Land (if acquired separately)		
d.	Refinance (debts to be paid off)		0.00
e.	Estimated Prepaid Items		0.00
f.	Estimated Closing Costs		599.00
g.	PMI, MIP, Funding Fee		
h.	Discount (if Borrower will pay)		0.00
i.	Total costs (items a - h)		599.00
j.	Subordinate Financing		
k.	Closing costs paid by Seller		
l.	Application Deposit		
	Earnest Money		
m.	Loan Amount (base)		250,000.00
n.	PMI,MIP, Funding Fee Financed		0.00
o.	Loan Amt. with Mortgage Insurance		250,000.00
p.	Cash from / (to) Borrower	$	(249,601.00)

PROPOSED PAYMENT (PITI)

First Mortgage (P&I)	$	1,304.12
Other Financing (P&I)		
Hazard Insurance		
Real Estate Taxes		
Mortgage Insurance		0.00
Homeowner Assn. Dues		
Other: Lines 1003, 1006, 1007		
* (not a reserve item)		
Total Payment (PITI)	$	1,304.12

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. The undersigned acknowledges receipt to the booklet "Settlement Costs," and the Consumer Handbook on ARM Mortgages, if applicable.

Borrower THOMAS SAMPLE Date

Co-Borrower Date