



The New RESPA in Impact/SQL ver 7.5.1

Intended for Distribution to All Impact/SQL Escrow Module Users

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Introduction to the New RESPA in Impact/SQL version 7.5.1

This documentation is prepared with the expectation that all Impact/SQL Escrow users will receive a copy of it and will read it carefully. If printed, it should be printed in color, if at all possible, to enhance readability.

This documentation replaces, in total, the previously issued document titled “The New RESPA in Impact/SQL ver 7.5.0”, last updated 9/14/09. There have been substantial changes made to the original version 7.5.0 of Impact/SQL, that first introduced the RESPA changes. The changes are largely a result of the continued issuance of new guidance by HUD.

Virtually every section of the HUD has changes to it, in version 7.5.1, versus the 7.5.0 releases, so readers are encouraged to read this entire document. The older (7.5.0) document should be discarded.

Impact/SQL version 7.5.1 reflects the requirements of the amendments to the Real Estate Settlement Procedures Act (RESPA), issued by the Department of Housing and Urban Development, as published in the Federal Register November 17, 2008. The requirements address the communication process between lenders, borrowers and closing agents, with regard to mortgage settlement costs and introduced a new Good Faith Estimate (GFE) and a new settlement statement (HUD-1). Additional guidance, largely in the form of FAQ's answered by HUD, has been taken into consideration in later releases, after the original version 7.5.0 release.

This document will detail the changes made to Impact/SQL to accommodate the new RESPA requirements. Primarily, there have been changes made to the HUD and Worksheet-style data entry screens, in Impact, and to the HUD-1 settlement statement generated from that data. The Title and Accounting modules reflect changes as well, in those areas of overlap with functions in the Escrow module (data entry in Title and HUD printing in Accounting)

The existing (pre-7.5) data entry screens (HUD and worksheet) and HUD-1 settlement statement remain in place, in version 7.5, for use with files created before version 7.5 or those created in version 7.5 with the “without GFE” file type option. This enables files to be worked as they have historically for those transactions not involving a new GFE.

The HUD-entry style screens will be used in this documentation. Similar changes have been made to the Worksheet-entry style screens, but as the look and feel of those changes are the same as those described herein, they will not be discussed specifically. Due to the lack of HUD line numbering in the Worksheet entry style, it may prove to be more difficult to use the Worksheet style than the HUD style, for “with GFE” files, and therefore its use is not recommended.

DSI has done what we can to make the “look and feel” of the modifications reflect that of previous versions of Impact, while accommodating the new requirements. Some screens will be very familiar (in reality they are unchanged), while others will be noticeably different. Those are the screens that will be discussed in detail in this documentation. This documentation is meant to supplement the existing Escrow module manual, not replace it. It is assumed that readers of this document are familiar with Impact/SQL's Escrow module.

What's the First Thing that is Different?

The first point of change, for a new file, is at the top of the first screen of **Initial Questions**. The user will have the option of selecting which type of file, and which format of entry, they are opening, in the **Type of Closing** field, as seen in the screen shot below.

If the database option (in Utilities) is set for Worksheet style of entry only, the user would only be presented with the two Worksheet options (with or with no GFE), otherwise all four options shown (**HUD with no GFE**, **HUD with GFE**, **Worksheet with no GFE** and **Worksheet with GFE**) will be available to them.

The default **Type of Closing** can be set, by the system administrator, on the Escrow 1 tab of Setup Options, in the Utilities module. This would enable the user to just tab through this field if they were happy with the default type selected. Prior to 01/01/2010 the company may want to set the default as **HUD with no GFE** and then switch to **HUD with GFE** on 01/01/2010.



The selection of either of the **“with GFE”** types will result in the new data entry screens and new HUD-1 being utilized.


If a file has been started, and saved, with a **“with no GFE”** type, the user can switch the file to a **“with GFE”** type, by returning to the first screen of **Initial Questions** and selecting the alternate type desired from the dropdown list. A message will be received, like that shown here, when a change is made.

It is NOT possible to switch from a “with GFE” type to a “with no GFE” type, so care must be taken when responding to this prompt.

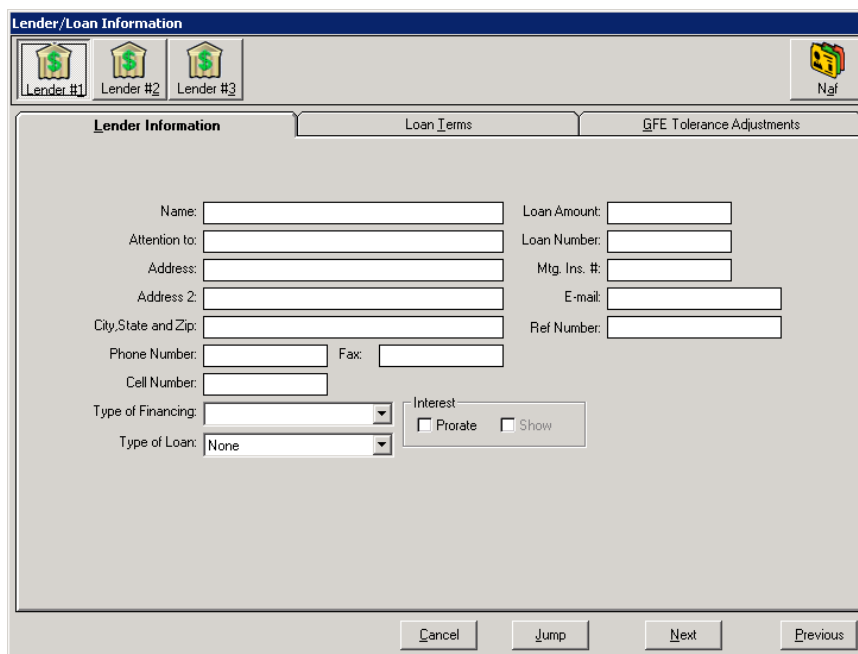
Lender/Loan Information Screen

The **Initial Questions** screens are the same as in version 7.0 up to the **Lender/Loan Information** screen; it is new if a “**with GFE**” **Type of Closing** has been selected. A sample is shown below. There are three tabs for each of the three lenders. The first tab is of **Lender Information**, the second is labeled **Loan Terms** and the third is labeled **GFE Tolerance Adjustments**. In version 7.0 there were three tabs, but they were one for each lender, with just the **Lender Information** screen being presented for each. The specific lenders’ screens are

selected by clicking on the appropriate **Lender #** icon  at the top left of the screen (1, 2 or 3). When there is information on a lender’s screens, the icon will change to one with a red diamond on it . The **Naf** menu button, that used to be in the top left of the screen has been moved to

the top right of the screen and has been replaced with a **Naf** icon . It will be highlighted when the cursor is in the **Name** field.

Lender Information



The **Lender Information** screen is very similar to the version 7.0 screen, with the exception of the **Yield Spread Premium Yes** and **Show** check boxes having been removed from the version 7.5.1 screen. **Yield spread premiums are no longer presented on the HUD, they are included in the loan origination fee, provided on the GFE/Lender’s Instructions.** The loan origination fees are entered on the HUD entry screens on line 801 and 802 and the breakdown is worked on line 803 (all of which will be discussed later in this document). So, if a check needs to be cut for Yield Spread Premium, it would be detailed in the line 803 breakdown.

Special treatment of **Reverse Mortgages** has been added, and is discussed later in this document.

For files with a “**with no GFE**” **Type of Closing** selected, the screen looks like the one above, with the three lender icons at the top left and the **Naf** icon at the top right, and with the **Yield Spread Premium Yes** and **Show** check boxes presented, as in version 7.0.

Loan Terms

The new **Loan Terms** screen is presented here. The information for this screen should come from a combination of the lender's GFE and Lender's Instructions to Escrow. The screen starts out looking like the sample to the right, with many items "grayed out". If the response(s) to the questions, on the left side of the screen, are "Yes", the **Yes** box is to be checked and the grayed out text will darken, indicating data can be entered in the affiliated fields. In the sample below, all of the responses are **Yes**, and you can read the screens field names more easily. Do not check the **Yes** box unless it is applicable.

This screenshot shows the 'Loan Terms' section of the software interface. The 'Loan Terms' tab is selected, and the 'Lender Information' sub-tab is active. The 'Loan Terms' section contains several questions with 'Yes' boxes checked. The fields to the right of these questions are mostly grayed out, indicating they are not yet active for data entry. The questions include: 'Loan Term', 'Monthly amount owed for principal, interest, and any mortgage insurance is', 'Can interest rate rise?', 'Can loan balance rise?', 'Can monthly payment rise?', 'Prepayment penalty?', 'Does loan have a balloon payment?', and 'Total monthly amount owed including escrow account payments'. Below these questions, there are checkboxes for 'Property Taxes', 'Homeowners Insurance', and 'Flood Insurance'.

This screenshot shows the 'Loan Terms' section of the software interface with all fields active and data entered. The 'Loan Terms' tab is selected, and the 'Lender Information' sub-tab is active. The 'Loan Terms' section contains several questions with 'Yes' boxes checked. The fields to the right of these questions are now active and contain data. The questions include: 'Loan Term', 'Monthly amount owed for principal, interest, and any mortgage insurance is', 'Can interest rate rise?', 'Can loan balance rise?', 'Can monthly payment rise?', 'Prepayment penalty?', 'Does loan have a balloon payment?', and 'Total monthly amount owed including escrow account payments'. Below these questions, there are checkboxes for 'Property Taxes', 'Homeowners Insurance', and 'Flood Insurance'.

GFE Tolerance Adjustments

The categorization of charges is very important in the new RESPA process. Certain charges technically should not deviate from the GFE figures (Category 1), others can deviate by no more than 10% (Category 2) and others can deviate (Category 3). The third tab on the **Lender/Loan Information** screen is **GFE Tolerance Adjustments**. On this tab (displayed below) the user would enter values, authorized by the lender, that acknowledge that there were deviations from the tolerance limits for Category 1 (zero tolerance) and Category 2 (10% tolerance limit) charges.

Quoting from the Federal Register's Instructions on page 2 of the Good Faith Estimate (HUD-GFE), the charge categories are (Categories 1, 2 & 3, from left to right):

These charges cannot increase at settlement:	The total of these charges can increase by up to 10% at settlement:	These charges can change at settlement:
<ul style="list-style-type: none"> • Our origination charge • Your credit or charge (points) for the specific interest rate chosen <i>(after you lock in your interest rate)</i> • Your adjusted origination charges <i>(after you lock in your interest rate)</i> • Transfer taxes 	<ul style="list-style-type: none"> • Required services that we select • Title services and lender's title insurance <i>(if we select them or you use companies we identify)</i> • Owner's title insurance <i>(if you use companies we identify)</i> • Required services that you can shop for <i>(if you use companies we identify)</i> • Government recording charges 	<ul style="list-style-type: none"> • Required services that you can shop for <i>(if you do not use companies we identify)</i> • Title services and lender's title insurance <i>(if you do not use companies we identify)</i> • Owner's title insurance <i>(if you do not use companies we identify)</i> • Initial deposit for your escrow account • Daily interest charges • Homeowner's insurance

So, should there be charges that violate the tolerance limits, the lender and escrow officer must work together to have those charges authorized, and the net overage would be detailed on this tab, **as a negative number**. In the sample shown, there was an overage of \$100 in Category 1 charges and an overage of \$200 in category 2 charges. These adjustments will display in the Comparison of Good Faith Estimate (GFEC) and HUD-1 Charges section of the HUD (top of page 3).

The screenshot shows a software window titled "Lender/Loan Information". At the top, there are three tabs: "Lender #1", "Lender #2", and "Lender #3", each with a house icon. Below the tabs, there are three sub-tabs: "Lender Information", "Loan Terms", and "GFE Tolerance Adjustments". The "GFE Tolerance Adjustments" tab is active. It contains two input fields: "Category 1 Adjustment" with a value of "100.00" and "Category 2 Adjustment" with a value of "200.00". Both values are displayed in red text. At the bottom of the window, there are four buttons: "Cancel", "Jump", "Next", and "Previous".

Reverse Mortgage

Special functionality has been added to Impact/SQL for Reverse Mortgages, ONLY in the “with GFE” types of closing, to accommodate new HUD and Loan Terms reporting requirements for “with GFE” files. To trigger the functionality, the **Type of Financing** selected, via the dropdown box, must be **Reverse Mortgage**.

With **Reverse Mortgage** selected as the **Type of Financing**, in conjunction with text entries on the **Loan Terms** tab and the entry of any **Initial Draw**, in the 200 section of the HUD, the appropriate presentation of the loan amount, in the description area of line 202 (rather than in the column), is made, along with the proper presentation of Loan Terms on that page.

Phone Number: _____ Fax: _____
 Cell Number: _____
 Type of Financing: None
 Type of Loan: Note & DT, Seller Carryback, Realty Mortgage, Purchase Money, Refinance, Second Mortgage, Agreement for Sale, Reverse Mortgage
 Interest: Prorate Sh

The **Loan Terms** tab, in a reverse mortgage situation, needs specific treatment, on specific lines, as indicated below, in addition to the entry of the initial draw amount, if any, on the 200 section.

Lender/Loan Information
 Lender #1 Lender #2 Lender #3 Naif

Loan Terms

Loan Term: Text N/A _____ Years Initial Interest Rate: 0 _____ %
 Monthly amount owed for principal, interest, and any mortgage insurance is: Text N/A _____ includes Principal Interest Mortgage Insurance
 Can interest rate rise? Yes max % _____ First change will be on _____ ...
 can change every _____ after _____ ...
 increase or decrease by % _____
 Never be lower than % _____ Never be higher than % _____
 Can loan balance rise? Yes to a maximum of Text Lender text...
 Can monthly payment rise? Yes First increase can be on _____ ... monthly amount to _____
 Maximum it can rise to _____
 Prepayment penalty? Yes maximum penalty is _____
 Does loan have a balloon payment? Yes balloon payment is _____ due in _____ years on _____ ...
 Total monthly amount owed including escrow account payments Includes escrow payment of 0.00 Paid by or through draws from Principal limit
 This includes principal, interest, any mortgage insurance and any items checked below:
 Property Taxes Homeowners Insurance
 Flood Insurance _____
 _____ _____

Cancel Jump Next Previous

Loan Term: check the **Text** box, and enter lender-provided text (ex: N/A” or “Unknown” or “Not Applicable”) in the field labeled **Years**.

Monthly amount owed...: check the **Text** box, and enter lender-provided text, as above.


Can loan balance rise?: check the **Yes** box, and check the **Text** box, and enter lender-provided text.

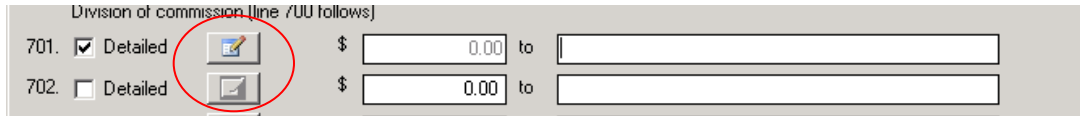
Total monthly amount...: check the **Includes escrow payment of** box, and check the **Paid by or through draws from Principal limit** box.





Enter the description “**Initial Draw**” and the amount on line 204 or 205 of the HUD, if there is one.

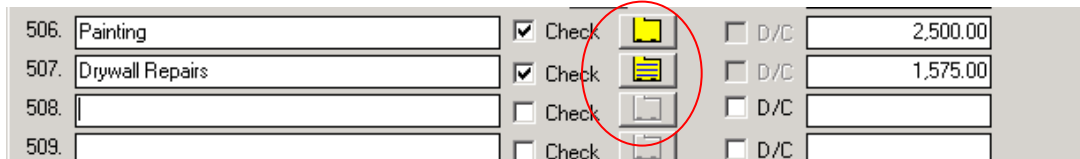
Payoffs, Commissions, Checks and Prorations – new Icons for Show, Check and Pro


Users will note that there are screen presentation changes, on many of the HUD- and Worksheet-style of entry screens, relating to payoffs, commissions, payee names and addresses and for prorations. These changes were done to make all data entry screens common in appearance with the more radically altered RESPA-change-related screens. Three new icons have been introduced to facilitate data entry, replacing the **Show**, **Check** and **Pro** checkboxes. The changes are purely cosmetic and only address the mechanisms for entering/editing data for these types of line items.

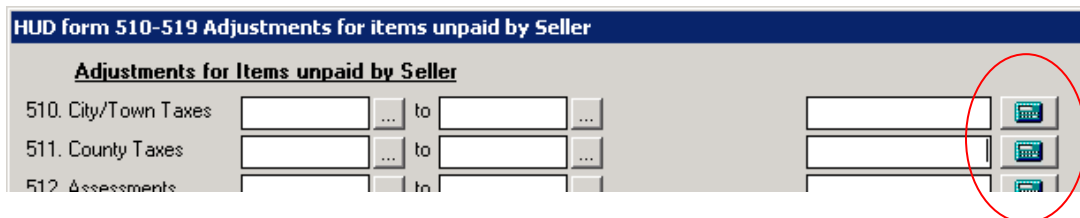
 The modify icon, shown to the left, replaces the **Show** checkbox. On the Commissions screen, the icon will not appear as available for use, until the user has checked the Detailed checkbox and has gone to the commission detail screen. In the example below, line 701 has had details entered, so the icon is enabled...but line 702 has not. This icon will appear wherever the **Show** checkbox used to.





  There are two “address card” formats, one with no lines on it and one with lines, as shown to the left. In addition, the icon can appear grayed out. When grayed out (not yellow), the indication is that there is no payee nor address information recorded for that line item. The  icon indicates a payee name has been identified, but there is no address information entered. The  icon indicates there is address information entered for the payee. On screens where the Payee Name field is displayed, the icon will not be grayed out, and the blank card simply indicates no address has been entered. The sample below reflects all three conditions.



 The **Pro** checkbox has been replaced with the proration icon, as shown to the left. It takes the user to the same **Proration** screen they are familiar with. There is a **Remove** button now, on the **Proration** screen, that is new and will completely remove an entry that is no longer desired.



The address card  and proration  icons will appear on the otherwise-unchanged 100, 210, 400, 500, 510 and 700 screens.

Payee names now accept up to 42 characters, to match the names in the **Naf**.

POC's – Partial and Full

A requirement to accommodate partial POC's has been accommodated in version 7.5.1. This is a charge that is partially paid outside of closing by the buyer/borrower, seller (in some instances), lender or mortgage broker. Changes have been made to the 800 through 1300 screens to allow for partial POC's to be identified. The POC on the 700 screen must be a full POC, and the dollar amount is un-editable – it is system managed, net of any held funds.

The option to select the seller as the payor of a full or partial POC is limited to the 1100, 1200 and 1300 screens. The seller cannot be selected on the 800, 900 and 1000 screens.

Note: a full POC is managed through the same screen, with the difference being that no dollar amount would be entered in the buyer or seller columns – the entire POC amount is entered in the POC screen. This is a change to historic data entry behavior.

One sample of the partial POC treatment will be described here.

		GFE Amount	GFE Category	W T H	POC	Paid From Borrowers Funds at Settlement	Seller Paid (Credit to Buyer) Amount
801. Our origination charge					<input type="checkbox"/>		
802. Your credit or charge (points) for the specific interest rate chosen					<input type="checkbox"/>		
803. Your adjusted origination charges		0.00			<input type="checkbox"/>	0.00	
804. Appraisal fee to			Category 2		<input type="checkbox"/>		
805. Credit report to	Experian		Category 2		<input checked="" type="checkbox"/>	200.00	
806. Tax service to			Category 2		<input type="checkbox"/>		

POC

For: Credit report

Pay to: Experian

Amount: 50.00

Paid by: Borrower

Alternate Description:
(Leave blank to use default description)

Remove Cancel OK

In this sample, \$50 of a \$250 Credit Report charge was paid outside of closing by the borrower. The user will click on the checkbox, under the POC heading, to open the POC entry screen. The POC amount, in this instance \$50, is entered in the **Amount** field. The party that paid the POC is identified via making a selection from the **Paid by:** dropdown list. As the Lender and Mortgage Broker are options in the list, the traditional POCL and POCB check boxes have been removed from the screens. The unpaid balance of the charge (\$200) is entered by the user in the **Paid From Borrower's Funds at Settlement** column.

The **Alternate Description** field can be used to force a user-entered description to appear on the HUD – replacing the description that the system would be entering by default. It is expected that this would not be used 99%+ of the time.





Clicking on the POC checkbox, after it is checked, will remove the POC entry – without notice. The same will occur if you click on the **Remove** button while in the POC screen. Clicking on the modify icon, if it is not grayed out, will take you into the POC screen which already contains data.


On calculated lines (like 1003 Mortgage Insurance, for example), the calculated amount will be reduced by the POC amount.

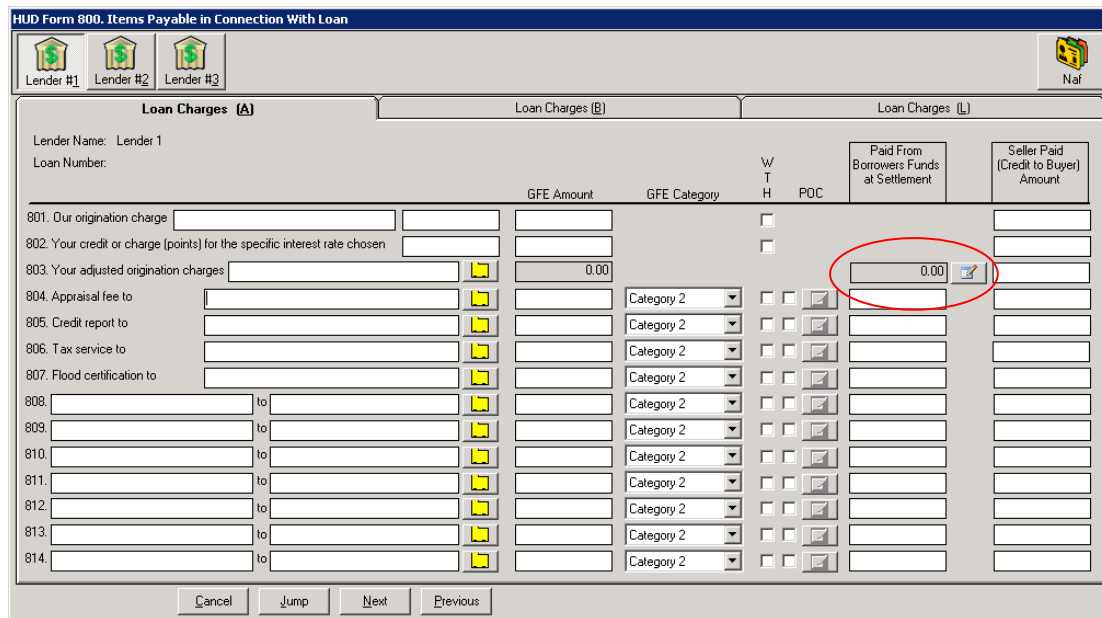
For lines that are included in roll-ups, like 1102, if a POC is entered, and an alternate description is entered, the alternate description will not be presented on the HUD, but will appear on the Settlement Statement. The roll-up line's description will print on the HUD.


HUD Form 800. Items Payable in Connection With Loan

The 800 screen has changed substantially to support the new RESPA requirements. A sample of a blank screen (with the cursor in a Payee field, so the NAF icon is highlighted) is shown below.

Note the Lender , Naf , Address Card , and Modify  icons, in addition to the three **Loan Charges** tabs (**A**, **B** & **L**) – there are a set of three Loan Charges tabs for each Lender.

This screen is, obviously, similar in concept to the 800 screen in earlier versions of Impact, but now has the lender's summarized **Our origination charge** and **Your credit or charge (points) for the specific interest rate chosen** figures, on lines 801 and 802. You will note that the sum of the values entered in 801 and 802 will be presented in the boxed field, with the modify  icon next to it on line 803 (circled below). A description of the use of the modify icon, on this line, is on the next page of this document. The GFE Amounts for lines 801 and 802 will be found on the lender's GFE, at the top of page 2, and the sum of the values entered should match the line **A (Your Adjusted Origination Charges)** on that form. That value will be automatically summed from lines 801 and 802 and will be entered in the line 803 boxed **GFE Amount** field. If you want to see the lender's name appear on line 803 of the HUD, enter the appropriate shortcut (**:L1**, **:L2** or **:L3**) in the payee box (following the description) on that line.



		GFE Amount	GFE Category	W T H	POC	Paid From Borrowers Funds at Settlement	Seller Paid (Credit to Buyer) Amount
801. Our origination charge							
802. Your credit or charge (points) for the specific interest rate chosen							
803. Your adjusted origination charges		0.00				0.00 	
804. Appraisal fee to			Category 2				
805. Credit report to			Category 2				
806. Tax service to			Category 2				
807. Flood certification to			Category 2				
808.	to		Category 2				
809.	to		Category 2				
810.	to		Category 2				
811.	to		Category 2				
812.	to		Category 2				
813.	to		Category 2				
814.	to		Category 2				





The **GFE Amount** and **GFE Category** fields are to be edited by the user. Data for this screen will come from the GFE and the lender's Instructions to Escrow. The **GFE Amount** fields are entered as all Impact amount fields are, no commas, but with the appropriate decimal point and pennies as needed. The **GFE Category** field is a dropdown through which you can select Category 2 or Category 3, as appropriate. The default on this screen is Category 2, as that is likely the predominant condition for these types of charges, but Category 3 can be selected.

Note the far right-hand column is now labeled **Seller Paid (Credit to Buyer) Amount**. This reflects the new RESPA requirement that seller paid loan items appear as a credit on page 1 of the HUD. **Because this is a credit to the buyer, the full charge should be shown in the Paid From Borrowers Funds at Settlement column and any credit from the seller should be entered into the Seller Paid (Credit to Buyer) Amount column.** Seller data that is entered will not appear on page 2 of the HUD, but rather will be presented on page 1 as an aggregate, crediting the buyer and debiting the seller. The default description there will be **Seller Paid Loan Charges**, which can be changed by the user by editing the description on lines 208 or 508. If lines 208 or 508 have been used for another purpose, amounts will not be able to be entered in

this column and a notice to that effect will be presented. They will need to move their 208 or 508 items to another line or manually enter their own debit credit for the aggregate total.

There is a text box, to the right of the **Our origination charge** description on line 801, into which the user can enter text provided by the lender discussing the points (% & \$) included in the origination charge. This information is required to satisfy an IRS requirement.

Loan Origination Fee Breakdown – HUD Line 803

Clicking on the modify  icon, on line 803, will take the user to a **Detail** screen (below, left), where the first item of an itemized listing, *which must add up to the sum of lines 801 and 802 if not marked WTH*, can be added. Completing this detail itemization is required if a check is to be issued to other parties from these funds (like the Yield Spread Premium discussed earlier). Once an item's detail has been entered, and the user clicks on the **OK** button, the **Loan Origination Fee Breakdown** screen (below, right) is presented, with an **Add New Item**  icon in the upper left of the screen and modify  and delete  icons on each detail line. You can also add additional detail lines from the **Detail** screen with the **Add Another** button.

Detail

Naf

Description: POC Buyer Amount

Pay to:

Address 1:

Address 2:

Location:

Loan Origination Fee Breakdown



Lender Name:

Loan Number:

Total Loan Origination Fee: 100.00

(Less) Withheld Amount: 0.00


Total Available: 100.00 Balance Left: 50.00



Breakdown		
Description	POC	Buyer
Test 1		50.00  

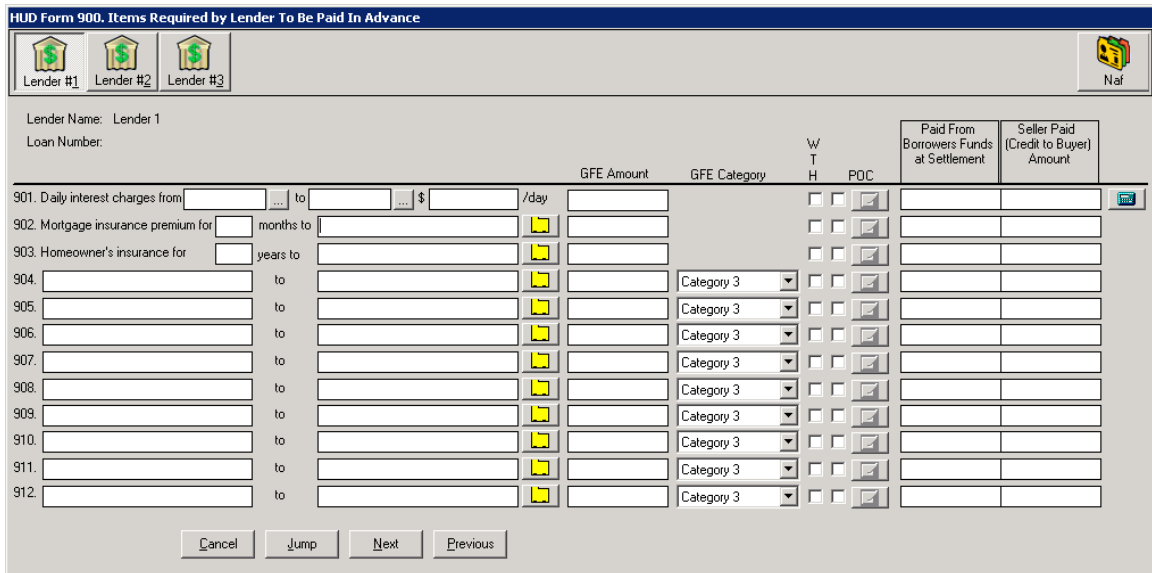
Again, the sum of the items on the **Loan Origination Fee Breakdown** screen must sum to the **Total Loan Origination Fee** figure – which is the sum of lines 801 and 802, less any **WTH** amount, shown on the screen as **Total Available**. There is a **Balance Left** figure, upper right of the screen, which shows the amount yet to be detailed. You will not be able to leave the screen until the full breakdown is detailed or there are no detail records on the screen.

HUD Form 900. Items Required by Lender To Be Paid In Advance

Like the 800 screen, the 900 screen also reflects the **GFE Amount** and **GFE Category** fields, for the applicable lines. As it is most likely that items on this screen will be Category 3 items, that is the value that defaults. Category 2 can be selected if applicable. Again, data for these will come from the lender's GFE and Instructions to Escrow.

Line 901 has the new proration icon , at the far right, to trigger the presentation of the **Proration** screen.

The address card icon  is also used here to indicate the presence of an address (will present as  if any address information has been entered for the item).



		GFE Amount	GFE Category	W T H	POC	Paid From Borrowers Funds at Settlement	Seller Paid (Credit to Buyer) Amount
901.	Daily interest charges from [] to [] \$ [] /day	[]	[]	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
902.	Mortgage insurance premium for [] months to []	[]	[]	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
903.	Homeowner's insurance for [] years to []	[]	[]	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
904.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
905.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
906.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
907.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
908.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
909.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
910.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
911.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]
912.	[] to []	[]	Category 3	<input type="checkbox"/>	<input type="checkbox"/>	[]	[]

Note the far right-hand column is now labeled **Seller Paid (Credit to Buyer) Amount**. This reflects the new RESPA requirement that seller paid loan items appear as a credit on page 1 of the HUD. **Because this is a credit to the buyer, the full charge should be shown in the Paid From Borrowers Funds at Settlement column and any credit from the seller should be entered into the Seller Paid (Credit to Buyer) Amount column.** Seller data that is entered will not appear on page 2 of the HUD, but rather will be presented on page 1 as an aggregate, crediting the buyer and debiting the seller. The default description there will be **Seller Paid Loan Charges**, which can be changed by the user by editing the description on lines 208 or 508. If lines 208 or 508 have been used for another purpose, amounts will not be able to be entered in this column and a notice to that effect will be presented. They will need to move their 208 or 508 items to another line or manually enter their own debit credit for the aggregate total.

HUD Form 1000. Reserves Deposited with Lender

The 1000 screen has changed a little with the new RESPA requirements.

Line 1001 now reflects the GFE Amount for the **Initial deposit for your escrow account**, found on page 2 of the new GFE, line #9.


Also shown on line 1001, inside the box under the **Paid From Borrowers Funds at Settlement** heading, is the net of the amounts calculated from the data entered on lines 1002 through 1009, on the left side of the screen.

Lender Name:		Loan Number:		GFE Amount	W T H POC	Paid From Borrowers Funds at Settlement	Seller Paid (Credit to Buyer) Amount
Lender 1						0.00	
1001. Initial deposit for your escrow account							
1002. Homeowner's insurance	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1003. Mortgage insurance	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1004. Property Taxes	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1005.	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1006.	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1007. Aggregate Adjustment					<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1008.	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>
1009.	<input type="text"/> months @ <input type="text"/> per month \$			0.00	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		<input type="text"/>





Buttons: Cancel, Jump, Next, Previous

Note the far right-hand column is now labeled **Seller Paid (Credit to Buyer) Amount**. This reflects the new RESPA requirement that seller paid loan items appear as a credit on page 1 of the HUD. **The full charge for reserves is summarized by the system in the Paid From Borrowers Funds at Settlement column and any credit from the seller should be entered into the Seller Paid (Credit to Buyer) Amount column.** Seller data that is entered will not appear on page 2 of the HUD, but rather will be presented on page 1 as an aggregate, crediting the buyer and debiting the seller. The default description there will be **Seller Paid Loan Charges**, which can be changed by the user by editing the description on lines 208 or 508. If lines 208 or 508 have been used for another purpose, amounts will not be able to be entered in this column and a notice to that effect will be presented. They will need to move their 208 or 508 items to another line or manually enter their own debit credit for the aggregate total.

HUD Form 1100 Title Charges

The **Title Charges** form has the same three Lender icons  with three tabs of **Title Charges** screens for each ((A), (B) & (L)). The **Title Charges (A)** screen is shown immediately below, and will be described here. The (B) & (L) screens are discussed following the explanation of the (A) screen.

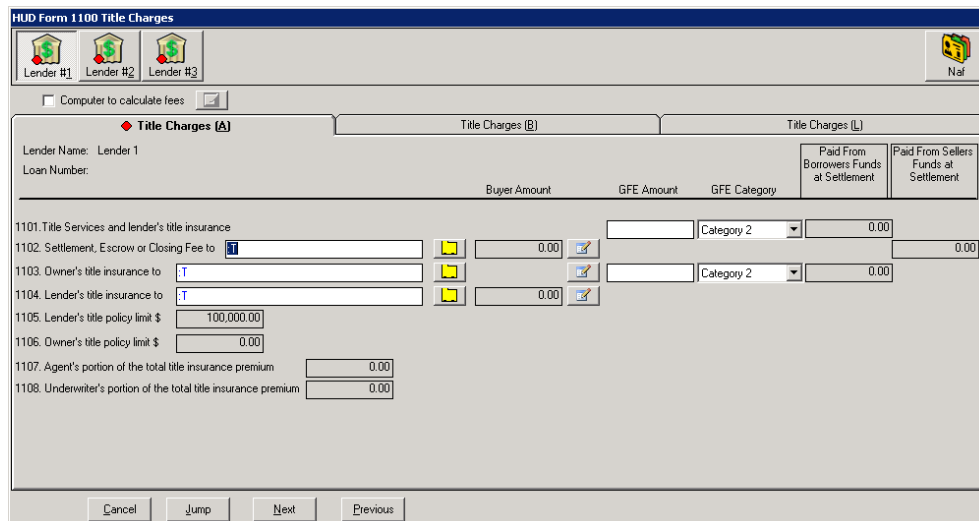
Should there be more than one lender, care must be taken to properly record title charges on the appropriate lenders' screens, so that the GFE Comparisons generated are accurate.

The Naf icon  is highlighted when the cursor is in a payee field, as indicated by the highlighted :T on line 1102 below. The address card icon  is also used here to indicate the presence of an address (will present as  if any address information has been entered for the item). The modify icon  is used to open data entry/edit screens on lines 1102, 1103 and 1104 – Settlement fees and Owner's and Lender's title insurance – which will be described below. The payee field should reflect “:T” if your firm is collecting the fees or the appropriate vendor's name if the fees are being paid to a third party.

The boxed amount field on line 1101, **Title Services and lender's title insurance**, under the **Paid From Borrower's Funds at Settlement** heading, reflects the sum of the items detailed on lines 1102, 1104 and all of the items on the **Title Charges (B)** and **Title Charges (L)** screens that are tagged with **#4 (HUD 1101)** in the **From GFE** field (explained below). The **GFE Amount** field, on line 1101, is used to enter the amount from the **Lender's GFE, box #4**.

The boxed amount field on line 1102, **Settlement, Escrow or Closing Fees to**, under the **Paid From Sellers Funds at Settlement** heading, reflects the amount of non-GFE settlement charges paid by the Seller, if any, included in the 1102 breakdown screen (discussed below). It does not include settlement charges from the GFE attributable to the Buyer but paid by the Seller – those will be reflected in a Seller Credit on page 1 of the HUD.


The boxed amount field on line 1103, **Owner's title insurance to**, under the **Paid From Borrower's Funds at Settlement** heading, reflects the total Owner's title insurance premiums and other itemized additional charges detailed in the breakdown screen (discussed below), and all of the items on the **Title Charges (B)** and **Title Charges (L)** screens that are tagged with **#5 (HUD 1103)** in the **From GFE** field (explained below). The **GFE Amount** field, on line 1103, is used to enter the amount from the **Lender's GFE, box #5**.




The screenshot displays the HUD Form 1100 Title Charges (A) screen. At the top, there are three Lender icons (Lender #1, #2, #3) and a Naf icon. Below the icons is a checkbox for "Computer to calculate fees". The main area is divided into three tabs: "Title Charges (A)", "Title Charges (B)", and "Title Charges (L)". The "Title Charges (A)" tab is active, showing fields for "Lender Name: Lender 1" and "Loan Number:". Below these are columns for "Buyer Amount", "GFE Amount", "GFE Category", "Paid From Borrowers Funds at Settlement", and "Paid From Sellers Funds at Settlement". The form contains several lines of data entry:

Line	Description	Buyer Amount	GFE Amount	GFE Category	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
1101	Title Services and lender's title insurance			Category 2	0.00	
1102	Settlement, Escrow or Closing Fee to		0.00			0.00
1103	Owner's title insurance to			Category 2	0.00	
1104	Lender's title insurance to		0.00			
1105	Lender's title policy limit \$	100,000.00				
1106	Owner's title policy limit \$	0.00				
1107	Agent's portion of the total title insurance premium		0.00			
1108	Underwriter's portion of the total title insurance premium		0.00			

At the bottom of the screen are buttons for "Cancel", "Jump", "Next", and "Previous".


The **Lender's title policy limit \$** figure, boxed on line 1105, will reflect the loan amount entered on the **Lender's Policy and Additional Charges** data entry/edit screen, and will be blank until that edit screen is utilized. This figure can be edited via the modify icon  on line 1104.

The **Owner's title policy limit \$** figure, boxed on line 1106, will reflect the sales amount entered on the **Owner's Policy and Additional Charges** data entry/edit screen, and will be blank until that edit screen is utilized. This figure can be edited via the modify icon  on line 1103.

The **Agent's** and **Underwriter's portions of the total title insurance premium**, shown boxed on lines 1107 and 1108, are computed based on the remittance percentage entered on the underwriter menu maintenance screen (entered by System Administrators), and cannot be directly edited, if the payee on 1103 & 1104 is ":T".

For outside title transactions, once the payee name is anything other than blank or :T, the Agent's portion of the total title insurance premium and Underwriter's portion of the total title insurance premium fields become accessible to manually enter the values into them. The outside title company must provide the values to be entered by Escrow into 1107 & 1108 in that instance.


1102 Settlement, Escrow or Closing Fees

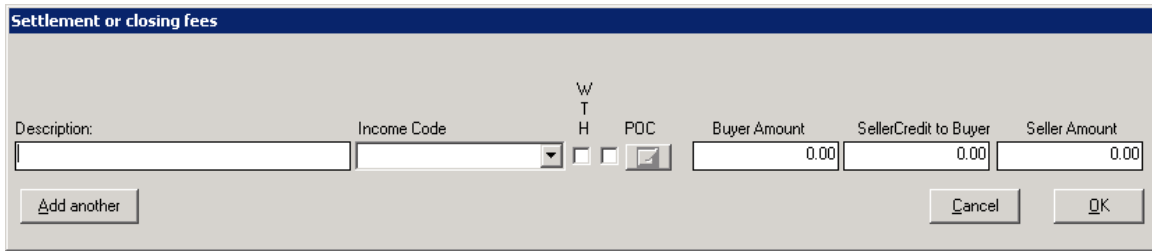
The **Settlement or closing fees** data entry/edit screen, reached via the modify icon  on line 1102, is shown below.

- This screen should be used to enter all “:T” (your company’s) escrow fees.
- Escrow fees your company is charging that are not included in the GFE box #4, and which are paid by the seller, are entered in this breakout screen as well, with the amount of the charge entered in the Seller Amount field.
- Escrow fees to third parties, whether included in the GFE box #4 amount or not, should be entered on screens (B) and (L).

The top portion of the screen presents fields into which information about the basic escrow fee is entered. A description of the fee is entered in the **Escrow Fee:** field, and the amount of the total charge in the **Escrow Fee Amount:** field (that field may be filled by the rate calculator). If the “:T” payee was identified in the payee field of line 1102, the **Income Code** dropdown will be enabled and the appropriate code should be selected. The **WTH** and **POC** check boxes are provided, as are the **Buyer Amount**, **Seller Credit to Buyer** and **Seller Amount** fields.

- Items that are payable to your company (:T payee) will have the total amount charged for the item entered into the **Escrow Fee Amount** field, and the buyer’s charge (from the GFE) would be entered into the **Buyer Amount** column while any seller paid, non-GFE amount, would be entered into the **Seller Amount** column. If the seller is paying for some or all of the **Buyer Amount**, the amount the seller is paying is to be entered into the **Seller Credit to Buyer** column. This credit will be accumulated with any others into one figure on page 1 of the HUD.
- The **Escrow Fee Amount** must total the sum of the **Buyer Amount** and **Seller Amount** fields for the primary entry (the one on the top half of the screen).

Click on the **Add New Item**  icon, in the top left corner, to create records that will appear in the bottom half of the screen, under the **Additional Charges** heading. The following screen will be superimposed over the **Settlement or closing fees** screen.




Description:	Income Code	W	T	H	POC	Buyer Amount	SellerCredit to Buyer	Seller Amount
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.00	0.00	0.00

Enter the detail for the additional charge and then either click on the **Add another** button, lower left, to save the information on the added charge, and refresh with a blank screen to add another charge, or click on **OK** to return to the initial screen. Click on **OK** to exit the Settlement or closing fees screen. All entered charges will be summed in the boxed fields for **Buyer Amount** and **Paid From Sellers Funds at Settlement** on line 1102. The **Buyer Amounts (only)** will roll up into the **Paid From Borrower Funds at Settlement** boxed field on line 1101.


Non-GFE, paid by Seller, charges will not roll up into 1101.

The total amount of any entries in the Seller Credit to Buyer fields will not be presented on the 1100 screen.

1103 Owner's title insurance


The **Owner's Policy and Additional Charges** data entry/edit screen, reached via the modify icon  on line 1103, is shown below. It is similar to the **Settlement or closing fees** screen, but there are some fundamental differences.

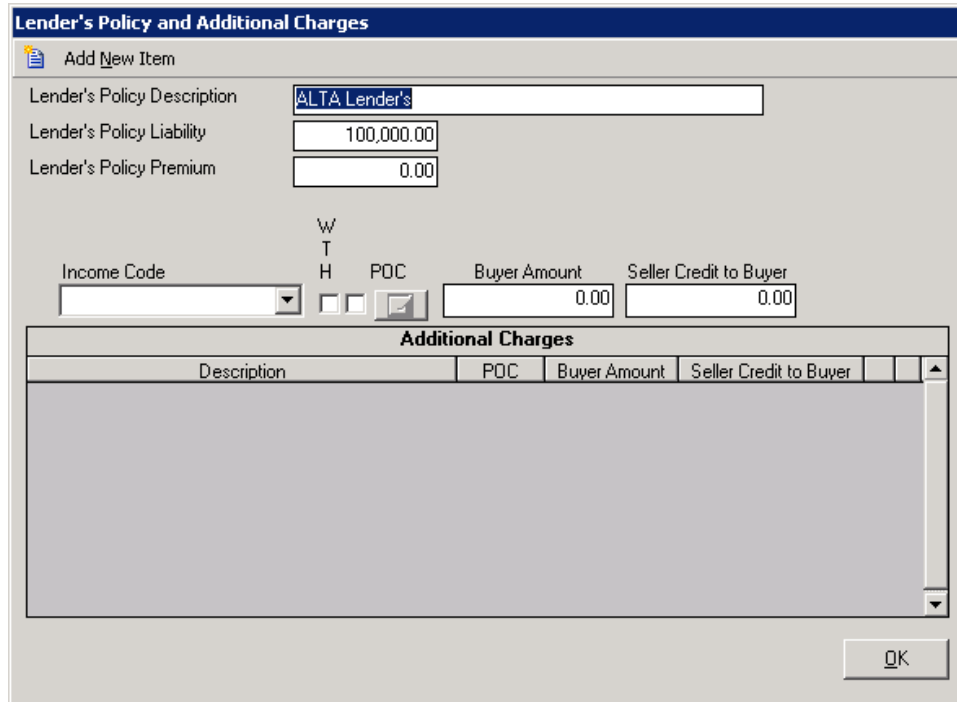
The **Owner's Policy Description** should be entered into the field of that name, at the top of the form. If the **Title Rate Description** table is properly configured, the policy description should default from the selected **Premium Rate** entered on the first screen of **Initial Questions**. The **Owner's Policy Liability** should be defaulted, from the **Sales Price**, and the **Owner's Policy Premium** may be defaulted from the rate calculator, if it is used; otherwise, the premium should be entered in that field. The appropriate income code should be entered. The **WTH** and **POC** check boxes are provided. Also provided are the **Buyer Amount** field and a field labeled **Seller Credit to Buyer**. **You should enter the full premium in the Buyer Amount column and the amount being paid by the seller (if any) in the Seller Credit to Buyer field.** If the seller is paying all, or part of, the owner's policy premium, it is not shown as a seller charge on page 2 of the HUD, but is shown on page 1 as a debit to the seller and a credit to the buyer – on lines 207 and 507.

The **Add New Item**  icon on this screen is used to add information on endorsements or other policy related charges. The **Charge Type (Endorsement or Other)** should be selected, then the **Description** of the item, **Income Code** and **Amounts** are entered. Like the other screens like this, the **Add another** button will let you add more items, as needed. Only **Endorsement** entries will be included for the line 1107 & 1108 calculations.

The **GFE Amount** should be entered and proper **GFE Category** should be selected on line 1103.

1104 Lender's title insurance

The **Lender's Policy and Additional Charges** data entry/edit screen, reached via the modify icon  on line 1104, is shown below, and is identical in format and function as the **Owner's Policy and Additional Charges** data entry/edit screen, so will not be further explained. See the discussion above regarding line 1103.



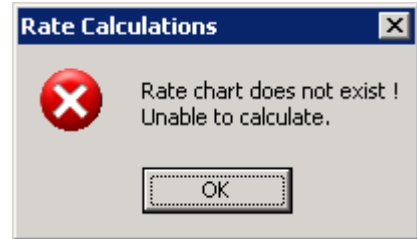
Additional Charges			
Description	POC	Buyer Amount	Seller Credit to Buyer

The GFE figure related to this line is included in the **GFE Amount** entered on line 1101, and includes the GFE amounts relating to line 1102 as well.

The charges entered on the 1102, 1103 & 1104 breakdown screens can be printed out via the **Fee Check Invoice** report (**Disburse > Fee Check Invoice**).

Computer to calculate fees

Near the top of the 1100 screen, there is a check box next to the label **Computer to calculate fees**. Clicking on this check box, when a system has not been configured for rate charts for the underwriter selected for the file, will result in an error message being presented on the screen, like the one shown to the right. You will still be taken into the rate calculator, and will need to hit the **Cancel** button to get out of it, as you will not be able to calculate premiums or fees.



The Rate Calculator screen is presented below, and is very similar as that in previous versions of Impact – with the change that only the Buyer is able to be selected as the payor. Please see the Escrow module manual for a further discussion of the use of the Rate Calculator. Quite a bit of configuration work goes into setting up rate charts for use with Impact. Contact Support@Digisolaz.com if you wish further information on rate charts and rate calculation within Impact.

The Rate Calculator screen includes the following fields and sections:

- Print:** Underwriter: Lawyers Title Insurance Company; Premium Rate: 04 Extended Owner's, ALTA Lender's, Standard Lende
- Owners: (Extended Owner's):** Amount: [text box]; Paid by: Buyer Seller
- Lenders #1: (ALTA Lender's):** Amount: 100000; Paid by: Buyer Seller
- Lenders #2: (Standard Lender's):** Amount: [text box]; Paid by: Buyer Seller
- Lenders #3:** Amount: [text box]; Paid by: Buyer Seller
- Buyer Discounts:** Escrow: None; Title: None; [text box]
- Seller Discounts:** Escrow: None; Title: None; [text box]
- Summary Table:**

	Buyers	Sellers
Escrow Fee:	0.00	0.00
Title Fee:	0.00	0.00
Total Fees:	0.00	0.00
- Buttons:** Calculate, Print, Cancel, OK

NOTE: If the rate calculator is used, the primary **Escrow Fee Amount**, **Owner's Policy Premium**, and **Lender's Policy Premium** fields, on the 1102, 1103 and 1104 date entry/edit screens will not be able to be edited. A message to that effect will present on those screens. Also, the payee fields, on those lines, will be defaulted to "T" and disabled. Additional charges (endorsements and other) will be able to be added on those screens.


Title Charges (B) and (L)













Additional title charges, **to be paid to outside parties**, should be detailed on the **Title Charges (B)** and **Title Charges (L)** screens. Charges entered on these lines will appear on the HUD (as opposed to the summary figures presented for charges entered in the breakdown screens on lines 1102, 1103 and 1104). These charges may or may not have been identified on the lender's GFE, and the **From GFE** field is used to identify whether each charge was on the GFE and, if it were, in which box (#4 or #5) was it included. The **From GFE** options are **None**, **#4 (HUD 1101)** and **#5 (HUD 1103)**.

The values entered in the **Paid From Borrowers Funds at Settlement** field, on lines in which the **From GFE** entry is other than **None**, will total into the boxed figures, under the **Paid From Borrower's Funds at Settlement** on lines 1101 and 1103, as appropriate, on the **Title Charges (A)** screen.

Fees with From GFE entries of #4 (HUD 1101) or #5 (HUD 1103) should have the full amount of the charge entered in the Paid From Borrowers Funds at Settlement column and any seller paid portion of the charge should be entered in the Paid From Sellers Funds at Settlement column. Any values entered in the Paid From Sellers Funds at Settlement field, on lines in which the From GFE entry is #4 (HUD 1101) or #5 (HUD 1103) (rolling into 1101 or 1103), will be accumulated with the other Seller Credit to Buyer figures and will not be treated as Seller Paid items (the way the column header implies).

Only entries with None in the From GFE field, with amounts in the Paid From Sellers Funds at Settlement, are treated as Seller Paid items.



The charge **Description** is entered to the left-most field, the payee in the "to" field, the address card icon  will open the address detail screen, the From GFE option is entered, and the **WTH** checkbox and new **POC** checkbox and modify button are provided.

Title Charges (A)		Title Charges (B)			Title Charges (L)	
Lender Name: Lender 1		From GFE	W T H	POC	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
Loan Number:						
1109.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1110.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1111.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1112.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1113.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1114.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1115.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1116.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1117.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1118.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1119.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		
1120.	_____ to _____ 	None	<input type="checkbox"/>	<input type="checkbox"/>		

The **Title Charges (B)** screen covers lines 1109 through 1120.

The **Title Charges (L)** screen is identical to the **Title Charges (B)** screen, covering lines 1121 through 1132.

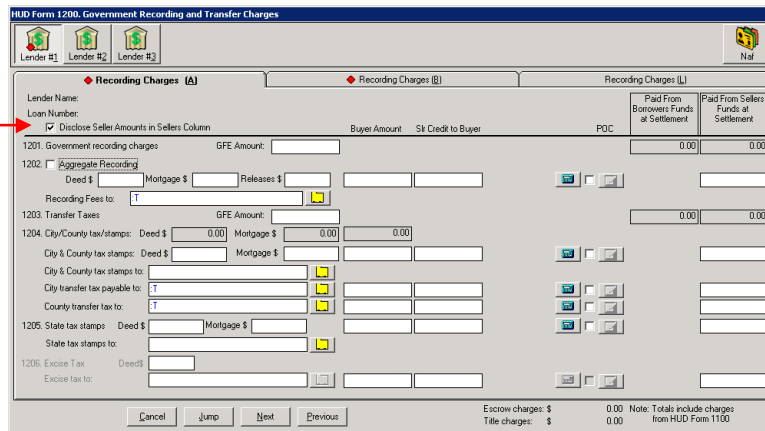
HUD Form 1200. Government Recording and Transfer Charges

The 1200 lines' screen has the same three lender icons , used to switch between lenders, at the top of the screen, along with the Naf icon , which will be enabled when appropriate. For each lender, there are three pages (A, B & L). **Recording Charges (A)** is presented first below. The routine recording and transfer tax charges are entered on this screen.

Should there be more than one lender, care must be taken to properly record recording charges on the appropriate lenders' screens, so that the GFE Comparisons generated are accurate.

A "switch" is set, at the top of Recording Charges (A), labeled Disclose Seller Amounts in Sellers Column. This switch has been introduced, on the 1200 section only, to provide for Paid From Sellers Funds at Settlement figures to be presented on the HUD lines they are entered on and so that they will not roll up to 1201 or 1203 like the Buyer Amounts, when the switch is CHECKED. Left UNCHECKED, Seller Amounts will roll up into the 1201 or 1203 lines in the Seller's column as directed. The default setting (checked or unchecked) can be set, for the database, in Utilities, by System Administration.

The screen shots below reflect the changes in screen appearance, of **Recording Charges (A)**, when the **Disclose Seller Amounts in Sellers Column** checkbox is checked and when it is unchecked. The screen will be discussed in more detail on the following pages.



HUD Form 1200. Government Recording and Transfer Charges

Lender #1 Lender #2 Lender #3 Naf

Recording Charges (A) Recording Charges (B) Recording Charges (L)

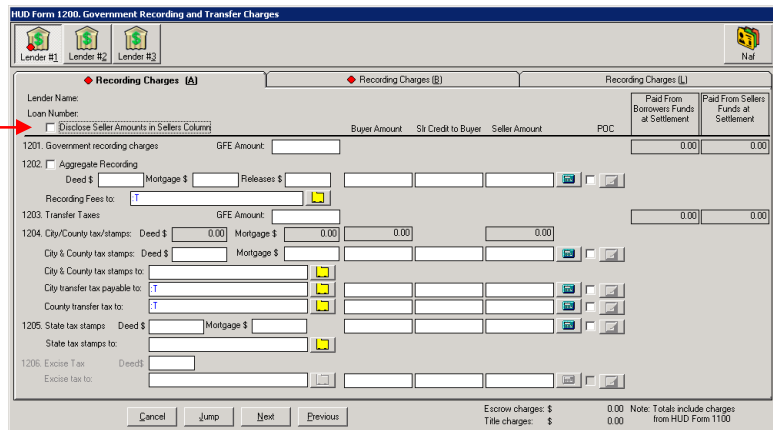
Lender Name: _____
 Loan Number: _____
 Disclose Seller Amounts in Sellers Column

	Buyer Amount	St Credit to Buyer	POC	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
1201. Government recording charges	GFE Amount: _____			0.00	0.00
1202. Aggregate Recording	Deed \$ _____ Mortgage \$ _____ Releases \$ _____				
1203. Transfer Taxes	GFE Amount: _____			0.00	0.00
1204. City/County tax/stamps	Deed \$ _____ Mortgage \$ _____				
1205. State tax stamps	Deed \$ _____ Mortgage \$ _____				
1206. Excise Tax	Deeds: _____				

Escrow charges: \$ 0.00 Note: Totals include charges from HUD Form 1100
 Title charges: \$ 0.00

When **Checked**, the seller amount fields are placed on the far right of the screen, under the **Paid From Sellers Funds at Settlement** heading. The values entered into those fields are direct, seller paid, items that will present on the HUD on the line number where entered.

When **Unchecked**, the **Seller Amount** fields are placed in the body of the screen to signify that amounts entered into them will appear outside of the columns on the HUD and will roll up to 1201 or 1203 as appropriate. As will be seen below, this can apply to items on the other two tabs as well.



HUD Form 1200. Government Recording and Transfer Charges

Lender #1 Lender #2 Lender #3 Naf

Recording Charges (A) Recording Charges (B) Recording Charges (L)

Lender Name: _____
 Loan Number: _____
 Disclose Seller Amounts in Sellers Column

	Buyer Amount	St Credit to Buyer	Seller Amount	POC	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
1201. Government recording charges	GFE Amount: _____				0.00	0.00
1202. Aggregate Recording	Deed \$ _____ Mortgage \$ _____ Releases \$ _____					
1203. Transfer Taxes	GFE Amount: _____				0.00	0.00
1204. City/County tax/stamps	Deed \$ _____ Mortgage \$ _____					
1205. State tax stamps	Deed \$ _____ Mortgage \$ _____					
1206. Excise Tax	Deeds: _____					

Escrow charges: \$ 0.00 Note: Totals include charges from HUD Form 1100
 Title charges: \$ 0.00

Line 1201 Government Recording Charges



The screenshot shows the HUD Form 1200 interface. The 'Recording Charges (A)' section is active. The checkbox 'Disclose Seller Amounts in Sellers Column' is unchecked. On line 1201, the 'GFE Amount' field is empty. The 'Paid From Borrowers Funds at Settlement' and 'Paid From Sellers Funds at Settlement' fields both show 0.00. The 'Buyer Amount' and 'Seller Amount' fields are also empty. The 'Recording Fees to' field contains 'T'. The 'Recording Charges (B)' and 'Recording Charges (L)' sections are also visible, with various tax and fee fields.

If the **Disclose Seller Amounts in Sellers Column** switch is **UNCHECKED**: the boxed figures, on the right side of the screen on line 1201, under the **Paid From Borrowers Funds at Settlement** and **Paid From Sellers Funds at Settlement** headings, will reflect the **Government recording charges** as entered/computed on line 1202, in the **Buyer Amount** and **Seller Amount** fields, and all buyer and seller entries on **Recording Charges (B) & Recording Charges (L)** flagged with **From GFE code #7 (HUD 1201)** (explained below). The **GFE Amount** field, on line 1201, is used to enter the amount from the **Lender's GFE, box #7**. Seller paid portions of the buyer's GFE charges are entered into the **Slr Credit to Buyer** column and will accumulate to a credit on the first page of the HUD.

The screenshot shows the HUD Form 1200 interface. The 'Recording Charges (A)' section is active. The checkbox 'Disclose Seller Amounts in Sellers Column' is checked. On line 1201, the 'GFE Amount' field is empty. The 'Paid From Borrowers Funds at Settlement' field shows 0.00, and the 'Paid From Sellers Funds at Settlement' field is empty. The 'Buyer Amount' and 'Seller Amount' fields are also empty. The 'Recording Fees to' field contains 'T'. The 'Recording Charges (B)' and 'Recording Charges (L)' sections are also visible, with various tax and fee fields.

If the **Disclose Seller Amounts in Sellers Column** switch is **CHECKED**: only the boxed figure, on the right side of the screen on line 1201, under the **Paid From Borrowers Funds at Settlement** heading is utilized; it will reflect the **Government recording charges** as entered/computed on line 1202, in the **Buyer Amount** field, and all buyer entries on **Recording Charges (B) & Recording Charges (L)** flagged with **From GFE code #7 (HUD 1201)** (explained below). The **GFE Amount** field, on line 1201, is used to enter the amount from the **Lender's GFE, box #7**. Seller paid portions of the buyer's GFE charges are entered into the **Slr Credit to Buyer** column and will accumulate to a credit on the first page of the HUD.

In all instances, if the seller is paying for some or all of the Buyer Amount, the amount the seller is paying is to be entered into the Slr Credit to Buyer column, while the full charge is entered into the Buyer Amount field. This credit will be accumulated with any others into one figure on page 1 of the HUD.

The new address card icon  and calculate icon  (used elsewhere to open proration screens) are used on this screen and behave in the same manner as with the other screens. The calculation screens will be discussed below and on the next page.


Line 1202 Recording Charges

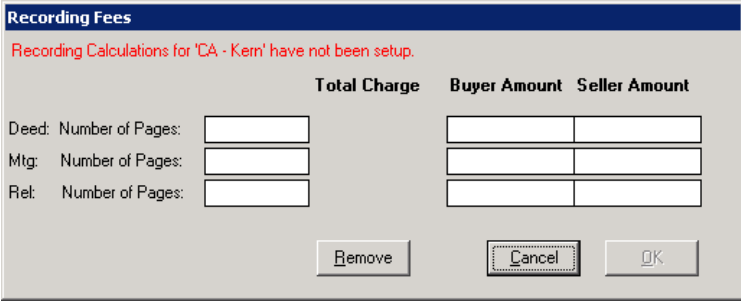
On line 1202, there are three options for entering recording charges: Aggregate, calculated or manual entry.

Aggregate

If the company is utilizing the aggregate charge methodology, for recording charges, the user would click on the **Aggregate** checkbox, at the far left of line 1202, and manually enter the figures provided by Escrow Administration into the **Buyer Amount** field (and **Seller Credit to Buyer** or **Seller Amount** or **Paid From Sellers Funds at Settlement** fields, as appropriate). This will then create an automatic description on HUD line 1207 that reads “Aggregate Recording Fee”, with a payee field filled with the payee from line 1202, and will display the total amount. This amount will flow to the boxed amount on line 1201.

Calculated

If the system has been configured with the recording charge calculation details for the state and county of the property involved in the transaction, the calculate icon  should be clicked on to open the **Recording Fees** calculation screen. If it turns out that the system has NOT be properly configured for the state and county, a message like the one below will display on the screen and the user will not be able to enter data on this screen. Click on **Cancel** to get out of the screen.



	Total Charge	Buyer Amount	Seller Amount
Deed: Number of Pages:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Mtg: Number of Pages:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Ret: Number of Pages:	<input type="text"/>	<input type="text"/>	<input type="text"/>

Buttons: Remove, Cancel, OK

Assuming you do not have such a warning message, enter the number of pages for each document type and the system will compute a **Total Charge** (middle of the screen – as shown below) and default the **Buyer Amount** and **Seller Amount** fields, based on the settings the database is configured for. The user can then edit the **Buyer Amount** and **Seller Amount** values if need be. The **Seller Amount** fields here will populate the **Seller Amount** or the **Paid from Sellers Funds at Settlement** field on line 1202, depending on configuration. Click on the **Remove** button to delete all entries (this will remove the detail from this screen, but if it had been saved earlier, the data will remain in the fields on line 1202, where it can be edited manually). Click on **Cancel** to exit without saving changes and **OK** to save and exit.

Recording Fees				
Recording Calculations for 'AZ - Maricopa'				
		Total Charge	Buyer Amount	Seller Amount
Deed: Number of Pages:	<input type="text" value="2"/>	17.50	<input type="text"/>	<input type="text" value="17.50"/>
Mtg: Number of Pages:	<input type="text" value="15"/>	150.00	<input type="text" value="150.00"/>	<input type="text"/>
Ret: Number of Pages:	<input type="text" value="1"/>	11.00	<input type="text"/>	<input type="text" value="11.00"/>

The amounts will fill the **Deed \$**, **Mortgage \$**, **Release \$** and **Buyer** and **Seller Amount** fields on line 1202, which will be grayed out, reflecting the fact they were calculated and can only be edited through the **Recording Fees** entry/edit screen.

Manual Entry

Should the Aggregate option not be chosen, and if the system is not configured to calculate recording fees for the state and county involved, the user can manually enter values into the **Deed \$**, **Mortgage \$**, **Release \$** and **Buyer Amount**, **Seller Credit to Buyer** and **Seller Amount** or **Paid From Sellers Funds at Settlement** fields on line 1202.

Line 1203 Transfer Taxes

If the **Disclose Seller Amounts in Sellers Column** switch is **UNCHECKED**: the boxed figures, on the right side of the screen on line 1203, under the **Paid From Borrowers Funds at Settlement** and **Paid From Sellers Funds at Settlement** headings, will reflect the sum of all of the other figures entered on **Recording Charges (A)** lines 1204 and 1205 in the **Buyer Amount** and **Seller Amount** fields, and all buyer and seller entries on **Recording Charges (B)** and **Recording Charges (L)** flagged with **From GFE code #8 (HUD 1203)** (explained below). The boxed figures on line 1204, under the **Buyer Amount** and **Seller Amount** columns (mid-screen) are the sum of the **City** and **County tax stamp** and **transfer tax** Buyer Amounts and **Seller Amounts**. The **GFE Amount** field, on line 1203, is used to enter the amount from the **Lender's GFE, box #8**. Seller paid portions of the buyer's GFE charges are entered into the **Slr Credit to Buyer** column and will accumulate to a credit on the first page of the HUD.

If the **Disclose Seller Amounts in Sellers Column** switch is **CHECKED**: only the boxed figure, on the right side of the screen on line 1203, under the **Paid From Borrowers Funds at Settlement** heading is utilized; it will reflect the sum of all of the other figures entered on **Recording Charges (A)** lines 1204 and 1205 in the **Buyer Amount** fields, and all buyer entries on **Recording Charges (B)** and **Recording Charges (L)** flagged with **From GFE code #8 (HUD 1203)** (explained below). The boxed figure on line 1204, under the **Buyer Amount** column (mid-screen) is the sum of the **City** and **County tax stamp** and **transfer tax** Buyer Amounts. The **GFE Amount** field, on line 1203, is used to enter the amount from the **Lender's GFE, box #8**. Seller paid portions of the buyer's GFE charges are entered into the **Slr Credit to Buyer** column and will accumulate to a credit on the first page of the HUD.

Lines 1204 – 1206 Tax Stamp and Transfer Taxes


The same calculated and manual data entry options discussed above, for line 1202, exist for these lines. While the data entry/edit screens are different in content, the concepts are the same. Please refer to that section for details, they will not be repeated here.

1200 – Recording Charges (B) & (L)

Additional recording charges should be detailed on the **Recording Charges (B) & (L)** screens. These charges may or may not have been identified on the lender's GFE, and the **From GFE** field is used to identify whether each charge was on the GFE and, if it were, in which box (#7 or #8) was it included. The **From GFE** options are **None**, **#7 (HUD 1201)** and **#8 (HUD 1203)**.

The values entered in the **Buyer Amount** fields, on lines in which the **From GFE** entry is other than **None**, will total into the boxed figures, under the **Paid From Borrower's Funds at Settlement** on lines 1201 and 1203, as appropriate, on the **Recording Charges (A)** screen. **If the Disclose Seller Amounts in Sellers Column switch is UNCHECKED, Seller Amounts will roll up to 1201 and 1203 as flagged.**

Fees with From GFE entries of #7 (HUD 1201) or #8 (HUD 1203) should have the full amount of the charge entered in the Paid From Borrowers Funds at Settlement column and any seller paid portion of the GFE charge should be entered in the Slr Credit to Buyer column. Any values entered in the Paid From Sellers Funds at Settlement field, on lines in which the From GFE entry is #7 (HUD 1201) or #8 (HUD 1203) will present on the indicated line of the HUD. If the Disclose Seller Amounts in Sellers Column switch is UNCHECKED, and the Seller Amount field is presented in the body of the screen, the Seller Amount will roll up to the indicated HUD line (1201 or 1203).





The charge **Description** is entered to the left-most field, the payee in the "to" field, the address card icon  will open the address detail screen, the **From GFE** option is entered, and the new **POC** checkbox and modify button are provided.

Recording Charges (A)	Recording Charges (B)	Recording Charges (L)					
Lender Name:	From GFE	Buyer Amount	Slr Credit to Buyer	Seller Amount	POC	Paid From Borrowers Funds at Settlement	Paid From Sellers Funds at Settlement
1207	None				<input type="checkbox"/>		
1208	#7 (HUD 1201)				<input type="checkbox"/>		
1209	None				<input type="checkbox"/>		
1210	None				<input type="checkbox"/>		
1211	None				<input type="checkbox"/>		
1212	None				<input type="checkbox"/>		
1213	None				<input type="checkbox"/>		

Escrow charges: \$ 0.00 Note: Totals include charges from HUD Form 1100
 Title charges: \$ 0.00

Note: on the screen shot above, the **Disclose Seller Amounts in Sellers Column** switch is checked and so when the **From GFE** option, on line 1208, is changed from **None**, the **Buyer Amount** field moves into the body of the screen and the **Slr Credit to Buyer** field appears, but the **Seller Amount** field remains under the **Paid From Sellers Funds at Settlement** column. If the switch were unchecked, the **Seller Amount** field would have moved into the body of the screen as well, reflecting that the entries made therein would be rolled up, in this case to 1201.

HUD Form 1300. Additional Settlement Charges

The 1300 section of the HUD has also changed with the new RESPA requirements. The new screens are shown below. The new address card icons  and proration icons  are utilized on the four pages (**Add'l Charges (A)** – **Add'l Charges (D)**) that exist for each of the three lenders, selected with their icons **Lender #1-#3** . The Naf icon  will be enabled when appropriate. **Should there be more than one lender, care must be taken to properly record additional lender charges on the appropriate lenders' screens, so that the GFE Comparisons generated are accurate.**

Note that **Add'l Charges (A)** is unique in that it only reflects two lines for charges. These lines always roll up into the boxed amounts on line 1301, reflecting a total of buyer charges and tie to the amount on page 2 of the new GFE, on line #6.

The previous HUD reflected hard-coded descriptions on lines 1301 (**Survey**) and 1302 (**Pest Inspection**). These are no longer hard-coded. In fact, line 1301 is used now as purely descriptive heading: **Required Services that you can shop for** (these are, by definition, Category 3 items, thus the default of that **GFE Category** in that column).

If the seller pays either of the two items on screen A, the full charge should be entered in the Paid from Buyer's Funds at Settlement column and the amount being paid by the seller should be entered into the column labeled Seller Paid (Credit to Buyer Amount). The seller paid amount will appear as a **Seller Paid Credit** on page 1 of the HUD. On screens **B-D**, If the **Include in 1301** checkbox is checked on an item that the seller is paying in part or in whole, the full amount of the charge must be entered into the **Paid From Borrower's Funds at Settlement** column and the amount being paid by the seller should be entered into the **Paid From Seller's Funds at Settlement**; it will be included in the **Seller Paid Credit** on page 1 of the HUD, as the column is labeled on screen **A**, otherwise (unchecked **Include in 1301** box) charges with seller amounts are truly treated as seller paid charges.

		Include in 1301	GFE Amount	GFE Category	W/T/H/POC	Paid From Borrowers Funds at Settlement	Seller Paid (Credit to Buyer) Amount
1301.	Required Services that you can shop for					0.00	
1302.		<input type="checkbox"/>		Category 3	<input type="checkbox"/>		
1303.		<input type="checkbox"/>		Category 3	<input type="checkbox"/>		
1400. Total Settlement Charges						400.00	0.00

Screens **Add'l Charges (B)** – **Add'l Charges (D)** are common in format, as shown below. Additional lines can be forced to roll up into 1301 with the **Include in 1301** checkboxes. **Charges to be included in 1301 must be listed before charges that are not to be rolled up.** The **Include in 1301** checkboxes on **Add'l Charges (B)** – **Add'l Charges (D)** only are available one at a time, and cease to be available once a line does not have its box checked. There are two new columns on these screens: **GFE Amount** and **GFE Category**, and they have been explained previously. If the charge is not a lender mandate (not on the GFE), do not enter a **GFE Amount** for it, on screens **(B)**, **(L)** or **(D)**.

Lender Name: Lender 1		Loan Number:		Include in 1301	GFE Amount	GFE Category	W/T/H	POC	Paid From Borrowers Funds at Settlement	Paid From Seller's Funds at Settlement
1304.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1305.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1306.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1307.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1308.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1309.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1310.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1311.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1312.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1313.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1314.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1315.		to		<input checked="" type="checkbox"/>		Category 3	<input type="checkbox"/>	<input type="checkbox"/>		
1400. Total Settlement Charges									400.00	0.00

Lender Summary

The Lender Summary screen now presents a **GFE Total** figure in the lower left of the screen, on “with GFE” files; sample shown below. This figure is provided so the user can compare it to the **A + B Total Estimated Settlement Charges** figure found on the Lender’s GFE, both on the bottom of GFE page 1 and the bottom of GFE page 2. If it is the same on this screen as on the Lender’s GFE, then all of the values have likely been entered properly on the preceding screens (barring offsetting errors). Unfortunately, if the figures do not match, no guidance can be provided as to where the error might be other than to compute the difference and see if a single item matches that figure (not likely to be so lucky). A review of each **GFE Amount** field, vs. the Lender’s GFE, will be needed to locate the discrepancy.

The screenshot shows the 'Lender Summary' window. At the top, there are three house icons labeled 'Lender #1', 'Lender #2', and 'Lender #3'. Below them, the 'Lender Name' is 'New Loan'. To the right, there is a table titled 'Items Withheld from loan' with columns 'Description' and 'Amount'. On the left side, there are several fields: 'Loan Amount: 0.00', 'Withheld Amount: 0.00', and 'Due from Lender: 0.00'. At the bottom left, 'GFE Total: 0.00' is highlighted with a red box. At the bottom right, there are buttons for 'Cancel', 'Jump', 'Previous', and 'Print'.

Held Funds

The treatment of funds held by the **Listing, Selling** or **Other Agent** is modified under the new regulations. The user will still enter the amount held, and the party, on the **Sales Price/IRS** screen, as usual. A message, in red text, will appear on the upper right of the 700 screen detailing the held funds. A **Funds held by broker** description will appear in the 200 section, as always, but is now mirrored on the 500 section and the funds presented in the Seller’s column, on line 703 are net of the held funds and a POC entry is reflected on line 704, in the amount of the held funds.

Sub-Escrow

If the database is configured for Sub-Escrow operation (So Cal only) and the user has the Access Level Sub-Escrow, they will see similarly modified screens for the **Title Charges, Gov’t Recording/Trans Charges** and **Add’l Settlement Charges** screens they have access to. In addition, their **Title, Recording, Add’l Charges** screen has been revamped as the others have. The descriptions above on the various screens should make the Sub-Escrow user comfortable with the changes they see on their screens.

Title

The RESPA-related changes discussed above are visible in the Title module to the extent that Title is permitted to edit Escrow data (Setup Option controlled).

Accounting

The new HUD will be accessible from Accounting, as was the old.

Utilities

This discussion is for System Administrators only.

The **Escrow 2** tab, under **System Files > Setup Options**, has been modified to provide for two controls: the default for the **Disclose Seller Amounts in Sellers Column** switch, and the proration defaults for **with GFE** files (which are managed differently than the proration defaults for **without GFE** files).

The screenshot shows the 'Setup Options' dialog box with the 'Escrow 2' tab selected. The dialog has several tabs: General, Escrow 1, Escrow 2 (active), Title, Accounting, Word, DSI, LandAm, and Email. The 'Escrow 2' tab contains a list of checkboxes and a dropdown menu. The 'GFE File Defaults' section is highlighted in a grey box and contains a checkbox for 'Disclose Seller Recording Fees In Column' and a section titled 'Prorations Based On:' with five dropdown menus: County Taxes, City/Town Taxes, Assessments, Daily Interest, and Other. All dropdown menus are currently set to '360 Days'. The 'Default Order Type' dropdown is set to 'None'.

On the right side of the **Escrow 2** tab there is a box of **GFE File Defaults**.

If the Company wishes to set the **Disclose Seller Amounts in Seller Column** switch, seen on the 1200 screen only, to be checked, then the **Disclose Seller Recording Fees in Column** option should be checked (enabled). The effects of this switch are discussed earlier in this manual.

The **Prorations Based On:** selections for **County Taxes**, **City/Town Taxes**, **Assessments**, **Daily Interest** and **Other** are made in the bottom portion of the **GFE File Defaults** box. The options are **360 Days**, **365 Days** and **Days In Period** for all items except for **Daily Interest**, which only has the **360 & 365 Days** choices.

The New HUD-1

For files prepared under the “**with GFE**” file types (selected on the top of the first page of Initial Questions) the new HUD-1 is a three page document, minimum. The first and second pages are familiar, albeit with some changes, and the third page is the new GFEC (Comparison of Good Faith Estimate and HUD-1 Charges, with the Loan Terms). For each additional loan, there will be another GFEC. Should there be payoffs, entered through the primary and secondary payoff screens, the traditional payoff detail schedule page will print. The first two buyers and/or sellers names and addresses, if not too long, will appear on page 1 of the HUD; but, if the names/addresses are too long, or there are more than two buyers and/or sellers, there will be a “**Buyers and Sellers Addendum**” page printed, listing those additional parties. All buyers’ and sellers’ names and addresses must be presented, per the new regulations.

For files with more than one loan, it is now possible to print a combined HUD or separate HUD’s for each loan. In the **Lender Selection** box, on the **Print HUD with GFE** control panel (circled below) you would chose **Combined** for all loans to appear on one HUD, and **Separate** for individual HUDs for each loan. Either way, each loan will have a separate GFEC. The **Lender** and **Loan Number** for the specific HUD will be bolded, at the top of page 1, if **Separate** is selected. The Lender 1 HUD will show the proceeds of the second (and third, if entered) loan on page 1.

An addendum which itemizes the Seller Paid Borrower Charges (GFE items paid by the seller on behalf of the buyer), which are lumped into a Seller Paid Credit on page 1 of the HUD, can be printed on request (see arrow below).

The HUD-1A is **not** supported/provided for “**with GFE**” files in Impact/SQL.

The screenshot shows the "Print HUD with GFEC" dialog box. The "Escrow Number" is 02002023. Under "Hud Selection", the "Combined" radio button is selected. Under "Lender Selection", the "Combined" radio button is selected, and the "Separate" radio button is circled in red. Under "Use Forwarding Address:", both "For Buyer" and "For Seller" checkboxes are unchecked. Under "Print Options:", the "Final" option is selected in the list box. The "Without certification" radio button is selected. The "Itemize Seller Paid Borrower Charges" checkbox is checked, with a red arrow pointing to it. The "Itemize Commission Breakdown" checkbox is unchecked. "Cancel" and "OK" buttons are at the bottom.

Samples of the new three page, minimum, HUD-1 with GFEC (blank) are presented on the following pages.



A. Settlement Statement (HUD-1)
 7.5 DSI Sample Database
 10835 N. 25th Avenue
 Phoenix, AZ 85029
FINAL

OMB Approval No. 2502-0285

B. Type of Loan			
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 02002023-007 SLL
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins		7. Loan Number:
			8. Mortgage Insurance Case Number:
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.," were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. Name of Borrower: Address of Borrower:			
E. Name of Seller: Address of Seller:			
F. Name of Lender: Address of Lender:			
G. Property Location: AZ			
H. Settlement Agent: 7.5 DSI Sample Database (602) 866-8199 Place of Settlement: 10835 N. 25th Avenue, Phoenix, AZ 85029			
I. Settlement Date:		Proration Date:	Funding Date:
			Disburse Date:

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)		403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes	to	406. City/town taxes	to
107. County taxes	to	407. County taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
120. Gross Amount Due from Borrower		420. Gross Amount Due to Seller	
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	0.00	502. Settlement charges to seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes	to	510. City/town taxes	to
211. County taxes	to	511. County taxes	to
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower		520. Total Reduction Amount Due Seller	
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		602. Less reductions in amount due seller (line 520)	
303. Cash <input type="checkbox"/> From <input type="checkbox"/> To Borrower		603. Cash <input type="checkbox"/> To <input type="checkbox"/> From Seller	

The Public Reporting Burden for this collection of information is estimated as 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

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File Number: 02002023 - 007 - SLL

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) follows:					
701.	\$	to			
702.	\$	to			
703.	Commission paid at settlement				
704.					
800. Items Payable in Connection with Loan					
801.	Our origination charge	\$	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)		
803.	Your adjusted origination charges		(from GFE A)		
804.	Appraisal fee		(from GFE #3)		
805.	Credit report		(from GFE #3)		
806.	Tax service		(from GFE #3)		
807.	Flood certification		(from GFE #3)		
808.					
900. Items Required by Lender to Be Paid in Advance					
901.	Daily interest charges	from	to	@ \$ / day	(from GFE #10)
902.	Mortgage insurance premium	for 0 months to			(from GFE #3)
903.	Homeowner's insurance	for 0 years to			(from GFE #11)
904.					
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)		
1002.	Homeowner's insurance	months @ \$	\$		
1003.	Mortgage insurance	months @ \$	\$		
1004.	Property taxes	months @ \$	\$		
1005.		months @ \$	\$		
1006.		months @ \$	\$		
1007.	Aggregate adjustment		\$		
1100. Title Charges					
1101.	Title services and lender's title insurance		(from GFE #4)		
1102.	Settlement, Escrow or Closing Fee to 7.5 DSI Sample Database	\$			
1103.	Owner's title insurance to 7.5 DSI Sample Database	\$			
1104.	Lender's title insurance to 7.5 DSI Sample Database	\$			
1105.	Lender's title policy limit	\$			
1106.	Owner's title policy limit	\$			
1107.	Agent's portion of the total title insurance premium	\$			
1108.	Underwriter's portion of the total title insurance premium	\$			
1200. Government Recording and Transfer Charges					
1201.	Government recording charges		(from GFE #7)		
1202.	Deed \$	Mortgage \$	Release \$		
1203.	Transfer taxes		(from GFE #8)		
1204.	City/County tax/stamps	Deed \$	Mortgage \$		
1205.	State tax/stamps	Deed \$	Mortgage \$		
1206.	Excise Tax				
1300. Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #8)		
1302.		\$			
1303.		\$			
1304.					
1305.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					

POCB = Paid outside of closing by Borrower POCS = Paid outside of closing by Seller POCL = Paid outside of closing by Lender POCM = Paid outside of closing by Mortgage broker

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File Number: 02002023 - 007 - SLL

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	# 801		
Your credit or charge (points) for the specific interest rate chosen	# 802		
Your adjusted origination charges	# 803		
Transfer taxes	# 1203		
Total		0.00	0.00
Charges That in Total Cannot Increase More Than 10%			
	HUD-1 Line Number		
Government recording charges	# 1201		
Settlement, Escrow or Closing Fee	# 1102		
Total		0.00	0.00
Increase between GFE and HUD-1 Charges		\$ 0.00	or 0.00 %
Charges That Can Change			
	HUD-1 Line Number		
Initial deposit for your escrow account	# 1001		
Daily interest charges	# 901 \$ 0.00 /day		
Homeowner's insurance	# 903		

Loan Terms

Your initial loan amount is	\$
Your loan term is	0 years
Your initial interest rate is	%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ \$0.00 includes <input type="checkbox"/> Principal <input type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, it can rise to a maximum of 0.000 %. The first change will be on _____ and can change again every _____ after _____ . Every change date, your interest rate can increase or decrease by 0.000 %. Over the life of the loan, your interest rate is guaranteed to never be lower than 0.000 % or higher than 0.000 %.
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, it can rise to a maximum of \$ _____ .
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ _____ 0.00 . The maximum it can ever rise to is \$ _____ 0.00 .
Does your loan have a prepayment penalty?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____ 0.00 .
Does your loan have a balloon payment?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, you have a balloon payment of \$ _____ 0.00 due in 0 years on _____ .
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$ _____ 0.00 that results in a total initial monthly amount owed of \$ _____ 0.00 . This includes principal, interest, any mortgage insurance and any items checked below: <input type="checkbox"/> Property taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Flood Insurance <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> _____

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

The New GFE

The following images are the three pages of the new GFE.



OMB Approval No. 2502-0265

Good Faith Estimate (GFE)

Name of Originator	Borrower
Originator Address	Property Address
Originator Phone Number	Date of GFE
Originator Email	

Purpose

This GFE gives you an estimate of your settlement charges and loan terms if you are approved for this loan. For more information, see HUD's *Special Information Booklet* on settlement charges, your *Truth-in-Lending Disclosures*, and other consumer information at www.hud.gov/respa. If you decide you would like to proceed with this loan, contact us.

Shopping for your loan

Only you can shop for the best loan for you. Compare this GFE with other loan offers, so you can find the best loan. Use the shopping chart on page 3 to compare all the offers you receive.

Important dates

1. The interest rate for this GFE is available through . After this time, the interest rate, some of your loan Origination Charges, and the monthly payment shown below can change until you lock your interest rate.
2. This estimate for all other settlement charges is available through .
3. After you lock your interest rate, you must go to settlement within days (your rate lock period) to receive the locked interest rate.
4. You must lock the interest rate at least days before settlement.

Summary of your loan

Your initial loan amount is	\$
Your loan term is	_____ years
Your initial interest rate is	_____ %
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$ _____ per month
Can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of _____ %. The first change will be in _____.
Even if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$ _____.
Even if you make payments on time, can your monthly amount owed for principal, interest, and any mortgage insurance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be in _____ and the monthly amount owed can rise to \$ _____. The maximum it can ever rise to is \$ _____.
Does your loan have a prepayment penalty?	<input type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____.
Does your loan have a balloon payment?	<input type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ _____ due in _____ years.

Escrow account information

Some lenders require an escrow account to hold funds for paying property taxes or other property-related charges in addition to your monthly amount owed of \$.

Do we require you to have an escrow account for your loan?

No, you do not have an escrow account. You must pay these charges directly when due.

Yes, you have an escrow account. It may or may not cover all of these charges. Ask us.

Summary of your settlement charges

A	Your Adjusted Origination Charges (See page 2.)	\$
B	Your Charges for All Other Settlement Services (See page 2.)	\$
A + B	Total Estimated Settlement Charges	\$

Good Faith Estimate (HUD-GFE) 1

Understanding your estimated settlement charges

Some of these charges can change at settlement. See the top of page 3 for more information.

Your Adjusted Origination Charges							
<p>1. Our origination charge This charge is for getting this loan for you.</p>							
<p>2. Your credit or charge (points) for the specific interest rate chosen</p> <p><input type="checkbox"/> The credit or charge for the interest rate of [] % is included in "Our origination charge." (See item 1 above.)</p> <p><input type="checkbox"/> You receive a credit of \$ [] for this interest rate of [] %. This credit reduces your settlement charges.</p> <p><input type="checkbox"/> You pay a charge of \$ [] for this interest rate of [] %. This charge (points) increases your total settlement charges.</p> <p>The tradeoff table on page 3 shows that you can change your total settlement charges by choosing a different interest rate for this loan.</p>							
A	Your Adjusted Origination Charges \$						
Your Charges for All Other Settlement Services							
<p>3. Required services that we select These charges are for services we require to complete your settlement. We will choose the providers of these services.</p> <table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Service	Charge					
Service	Charge						
<p>4. Title services and lender's title insurance This charge includes the services of a title or settlement agent, for example, and title insurance to protect the lender, if required.</p>							
<p>5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.</p>							
<p>6. Required services that you can shop for These charges are for other services that are required to complete your settlement. We can identify providers of these services or you can shop for them yourself. Our estimates for providing these services are below.</p> <table border="1"> <thead> <tr> <th>Service</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Service	Charge					
Service	Charge						
<p>7. Government recording charges These charges are for state and local fees to record your loan and title documents.</p>							
<p>8. Transfer taxes These charges are for state and local fees on mortgages and home sales.</p>							
<p>9. Initial deposit for your escrow account This charge is held in an escrow account to pay future recurring charges on your property and includes <input type="checkbox"/> all property taxes, <input type="checkbox"/> all insurance, and <input type="checkbox"/> other [] .</p>							
<p>10. Daily interest charges This charge is for the daily interest on your loan from the day of your settlement until the first day of the next month or the first day of your normal mortgage payment cycle. This amount is \$ [] per day for [] days (if your settlement is []).</p>							
<p>11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire.</p> <table border="1"> <thead> <tr> <th>Policy</th> <th>Charge</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Policy	Charge					
Policy	Charge						
B	Your Charges for All Other Settlement Services \$						
A + B	Total Estimated Settlement Charges \$						



Instructions

Understanding which charges can change at settlement

This GFE estimates your settlement charges. At your settlement, you will receive a HUD-1, a form that lists your actual costs. Compare the charges on the HUD-1 with the charges on this GFE. Charges can change if you select your own provider and do not use the companies we identify. (See below for details.)

These charges cannot increase at settlement:	The total of these charges can increase up to 10% at settlement:	These charges can change at settlement:
<ul style="list-style-type: none"> ■ Our origination charge ■ Your credit or charge (points) for the specific interest rate chosen (after you lock in your interest rate) ■ Your adjusted origination charges (after you lock in your interest rate) ■ Transfer taxes 	<ul style="list-style-type: none"> ■ Required services that we select ■ Title services and lender's title insurance (if we select them or you use companies we identify) ■ Owner's title insurance (if you use companies we identify) ■ Required services that you can shop for (if you use companies we identify) ■ Government recording charges 	<ul style="list-style-type: none"> ■ Required services that you can shop for (if you do not use companies we identify) ■ Title services and lender's title insurance (if you do not use companies we identify) ■ Owner's title insurance (if you do not use companies we identify) ■ Initial deposit for your escrow account ■ Daily interest charges ■ Homeowner's insurance

Using the tradeoff table

In this GFE, we offered you this loan with a particular interest rate and estimated settlement charges. However:

- If you want to choose this same loan with **lower settlement charges**, then you will have a **higher interest rate**.
- If you want to choose this same loan with a **lower interest rate**, then you will have **higher settlement charges**.

If you would like to choose an available option, you must ask us for a new GFE.

Loan originators have the option to complete this table. Please ask for additional information if the table is not completed.

	The loan in this GFE	The same loan with lower settlement charges	The same loan with a lower interest rate
Your initial loan amount	\$	\$	\$
Your initial interest rate ¹	%	%	%
Your initial monthly amount owed	\$	\$	\$
Change in the monthly amount owed from this GFE	No change	You will pay \$ more every month	You will pay \$ less every month
Change in the amount you will pay at settlement with this interest rate	No change	Your settlement charges will be reduced by \$	Your settlement charges will increase by \$
How much your total estimated settlement charges will be	\$	\$	\$

¹ For an adjustable rate loan, the comparisons above are for the initial interest rate before adjustments are made.

Using the shopping chart

Use this chart to compare GFEs from different loan originators. Fill in the information by using a different column for each GFE you receive. By comparing loan offers, you can shop for the best loan.

	This loan	Loan 2	Loan 3	Loan 4
Loan originator name				
Initial loan amount				
Loan term				
Initial interest rate				
Initial monthly amount owed				
Rate lock period				
Can interest rate rise?				
Can loan balance rise?				
Can monthly amount owed rise?				
Prepayment penalty?				
Balloon payment?				
Total Estimated Settlement Charges				

If your loan is sold in the future

Some lenders may sell your loan after settlement. Any fees lenders receive in the future cannot change the loan you receive or the charges you paid at settlement.





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