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

Date: 07/26/2023

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

Provided By:	Subject Pro TBD Plano, TX 7	75023		Borrower(s):					
Loan Number:		te: 6.875 %	Type of Loan: Convention		oan Amt: \$449,350.00				
Loan Program: GFI Conv F	d Rate Term:	360	Sales Price: \$473,000.0	0 Total L	oan Amt: \$449,350.00				
Estimated Closing Costs									
800. Items Payable in Cor	nection with Loan		1100. Title Charges						
Loan Origination Application Fees A Processing Fees A Underwriting Fe Broker Fees Broker Compens	s s es	\$ 650.00 \$ 995.00 \$ 5 \$ 5 \$ 5	Title Endors 1102. Settlement or A Closing Fee A Escrow Fee	Closing Fee	\$				
802. Credit or Charge for Ir		\$ \$	1103. Owner's Title 1104. Lender's Title 1109. 1110. 1111.		\$ \$				
A Origination Po	oints 3.670 %	\$ 16,491.15 \$	1112. 1113. 1114. 1115. 1116.		\$ \$ \$ \$ \$				
806. Tax Service to	AMC Universal Credit	\$ 18,136.15 \$ 800.00 \$ 200.00 \$ 10.00	1200. Government Rec 1202. Recording Fe 1203. Transfer Taxes 1204. City/County To	es s					
808. 809. 810. 811. 812. 813.		\$	1205. State Tax/Star 1206. 1207. 1208. 1209. 1210.	mps	\$ \$ \$ \$ \$				
814. 815. 816. 817. 818. 819.		\$ \$ \$ \$	1300. Additional Settler 1302. 1303. 1304. 1305. 1306.	ment Charges	\$ \$ \$ \$				
820. 821. 822. 823. 824. 825.		\$ \$ \$ \$	1307. 1308. 1309. 1310. 1311. 1312.		\$ \$ \$ \$				
826. 827. 828. 829. 830.		\$ \$ \$ \$	1313. 1314. 1315. 1316.		\$ \$ \$ \$ \$				
831. 832. 833. 834. 835.		\$ \$ \$ \$	1318. 1319. 1320. Total Estimated Closing	g Costs	\$ \$ \$ \$				
S – Paid by Seller S/ – Split by Seller & Others	B – Paid by Broke L – Paid by Lende	r	A – APR Affected by Cos O – Paid by Other		id Outside Closing (POC)				

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Date: 07/26/2023

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

Provided By:	Subject Property:	o.y	Borrower(s):				
	TBD						
	Plano, TX 75023						
(m. 100 m.)							
Loan Number:	Interest Rate: 6.875 %	Type of Loan: Conventional		Base Loan Amt: \$449,350.00			
Loan Program: GFI Conv Fxd Rate	Term: 360	Sales Price: \$473,000.00		Total Loan Amt: \$449,350.00			
	Estimated Reser	ve/Prepaid Costs					
900. Items Required by Lender to be Paid		1000. Reserves Depos					
901. A Daily Interest 4 Days @ \$ 84.6		1001. Initial Deposi			\$6,779.25		
902. Mortgage Ins Premium to	\$	1002. Homeowner's		\$ @ \$ 220.00	\$		
903. Homeowner's Insurance to	\$2,640.00	1003. Mortgage Ins		329.52 3 @ \$ 753.25	\$ \$ 6,779.25		
904.	\$	1004. Property Taxes		- +	· —		
905. VA Funding Fee	\$	1005. City Property		s @ \$	\$		
906. Flood Insurance	\$	1006. Flood Reserve		s @ \$	\$		
907.	\$	1007.		s @ \$	\$		
908.	\$	1008.		s @ \$	\$		
909.	\$	1009.		s @ \$	\$		
910.	\$	1010. USDA Annual		s @ \$	\$		
911.	\$	1011. Aggregate Adj		-4-	- \$ \$ 9,757.81		
912.	\$	Total Estimated Reserve	e/Prepaid Co	SIS	\$9,757.81		
Total Fation at al Manthly Daywood	Transaction	<u> </u>	. No selection	01			
Total Estimated Monthly Payment	ф 2.054.04	Total Estimated Funds	s Needed to		(·)		
Principal and Interest	\$ <u>2,951.91</u>	Purchase Price/Payoff			(+) \$ <u>473,000.00</u>		
Other Financing (P & I)	\$	Total Estimated Closing Costs			(+) \$ <u>7,050.00</u>		
Hazard Insurance	\$ 220.00	Total Estimated Reserve/Prepaid Costs			(+) \$ <u>9,757.81</u>		
Real Estate Taxes	\$ <u>753.25</u> \$ 329.52	Discounts (if borrower will pay)		(+) \$ <u>16,491.15</u>			
Mortgage Insurance	T	FHA UFMIP/VA Funding Fee		(+) \$			
HOA Dues	\$	Total Costs		(c)	(c) \$ <u>512,109.96</u>		
Other	\$	1 a a a A ma a			/ \		
Total Monthly Payment	\$ 4,254.68	Loan Amount			(-) \$ <u>449,350.00</u>		
Closing Costs Summary	(-)	Non-Borrower Paid Closing Costs			(-) \$		
Borrower Paid Closing Costs	(a) \$ <u>33,298.96</u>	-			(-) \$		
If Title Paid by Seller Total Non-Borrower Paid CC	\$ <u>2,959.00</u>			(-) \$			
Total Lender Credit	(b) \$	If Title Paid by Seller		(-) \$ <u>2,959.00</u>			
Total Closing Costs				(-) \$			
Total Closing Costs	(a + b) \$33,298.96				(-) \$		
					(-) \$		
		First Mortgage			(-) \$		
		Second Mortgage (Sub F			(-) \$		
		Closing Costs from 2nd	Lien		(-) \$		
		Total Credits		(d)	\$ 452,309.00		
		Cash from borrower		(c – d)	\$ 59,800.96		
		22011 11 2111 2011 2011		(c – u)	ψ <u>33,000.30</u>		
S – Paid by Seller B – Pa	A – APR Affected by Cos	t					
S/ – Split by Seller & Others L – Pa	O – Paid by Other	•	P - Paid Outside	e Closing (POC)			
5. 5p5) 555 E 10	,	a.a 2, 2					