

1% Origination (Other Costs)

- 1% Flat Fee or other costs up to 1%
- Refer to VA Lenders Handbook, Pamphlet 26-7, Chapter 8, Section 2.d.
- Includes (but not limited to):
 - Document Preparation Fees
 - Settlement Fees
 - Interest Rate Lock in Fees
 - Notary Fees
 - Commitment Fees
 - Tax Service Fees
 - Postage and other mailing charges
 - Pest inspection on purchase transaction in certain states
- For IRRRLs, use worksheet, VA Form 26-8923

Completing the CD The WRONG WAY will cost you money

Total Loan Amount: \$153,200

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$2,632.00				
01 1 % of Loan Amount	\$1,532.00				
02 Application Fee	\$500.00				
03 Underwriting Fee	\$600.00				
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$686.55				
01 Appraisal Fee to John Smith Appraisers Inc.	\$450.00				
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$3,455.50				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title - Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title - Lender's Title Insurance to Epsilon Title Co.	\$400.00				
05 Title - Settlement Agent Fee to Epsilon Title Co.	\$1,500.00				
06 Title - Title Search to Epsilon Title Co.	\$800.00				
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$6,974.05				
Loan Costs Subtotals (A + B + C)	\$6,944.25	\$29.80			



U.S. Department of Veterans Affairs

Completing the CD

The WRONG WAY will cost you money

Other Costs					
E. Taxes and Other Government Fees					
01	Recording Fees	Deed: \$40.00 Mortgage: \$45.00	\$85.00		
02	Transfer Tax	to Any State		\$950.00	
F. Prepays					
\$2,120.80					
01	Homeowner's Insurance Premium (12 mo.)	to Insurance Co.	\$1,200.96		
02	Mortgage Insurance Premium (. mo.)				
03	Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)		\$279.04		
04	Property Taxes (6 mo.)	to Any County USA	\$631.80		
G. Initial Escrow Payment at Closing					
\$412.25					
01	Homeowner's Insurance (\$100.83)	per month for 2 mo.	\$201.66		
02	Mortgage Insurance	per month for . mo.			
03	Property Taxes	\$105.30 per month for 2 mo.	\$210.60		
04					
05					
06					
07					
08	Aggregate Adjustment		-0.01		
H. Other					
\$2,400.00					
01	HOA Capital Contribution	to HOA Ace Inc.	\$500.00		
02	HOA Processing Fee	to HOA Ace Inc.	\$150.00		
03	Home Inspection Fee	to Engineers Inc.	\$750.00		\$750.00
04	Home Warranty Fee	to XYZ Warranty Inc.		\$450.00	
05	Real Estate Commission	to Alpha Real Estate Broker		\$4,500.00	
06	Real Estate Commission	to Omega Real Estate Broker		\$4,500.00	
07	Title - Owner's Title Insurance (optional)	to Epsilon Title Co.	\$1,000.00		
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
\$5,018.05					
Other Costs Subtotals (E + F + G + H)			\$5,018.05		
J. TOTAL CLOSING COSTS (Borrower-Paid)					
\$8,992.10					
Closing Costs Subtotals (I + J)			\$13,962.30	\$29.80	\$10,400.00 \$750.00
Lender Credits			\$3,000.00		

CLOSING DISCLOSURE PAGE 2 OF 5 - LOAN ID # 123456789

1% Origination (over charged)

- Since the 1% Flat Fee was charged
- The following fees are overcharges:
 - Application fee \$500
 - Underwriting fee \$600
 - Flood Monitoring fee \$31.75
 - Tax Monitoring fee \$75
 - Tax status research fee \$80
 - Title Insurance Binder \$650
 - Settlement Agent Fee \$1,500
 - **Total refund in this case: \$3,436.75**
- The refund is due even though the lender credit would have paid all of the fees. They were still charged to the Veteran.

Completing the CD The RIGHT WAY

Total Loan Amount: \$153,200

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$1,532.00				
01 1% of Loan Amount	\$1,532.00				
02 Application Fee					\$500.00
03 Underwriting Fee					\$600.00
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$499.80				
01 Appraisal Fee to John Smith Appraisers Inc.	\$450.00				
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.					\$31.25
05 Tax Monitoring Fee to Info Co.					\$75.00
06 Tax Status Research Fee to Info Co.					\$80.00
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$1,505.50				
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title - Insurance Binder to Epsilon Title Co.					\$650.00
04 Title - Lender's Title Insurance to Epsilon Title Co.	\$500.00				
05 Title - Settlement Agent Fee to Epsilon Title Co.					\$1,000.00
06 Title - Title Search to Epsilon Title Co.	\$800.00				
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$3,537.30				
Loan Costs Subtotals (A + B + C)	\$3,507.50	\$29.80			

Completing the CD The RIGHT WAY

Other Costs

E. Taxes and Other Government Fees		\$85.00			
01 Recording Fees	Deed: \$40.00 Mortgage: \$45.00	\$85.00			
02 Transfer Tax	to Any State		\$950.00		
F. Prepays		\$2,120.80			
01 Homeowner's Insurance Premium (12 mo.) to Insurance Co.		\$1,200.00			
02 Mortgage Insurance Premium (mo.)		\$279.04			
03 Prepaid Interest (\$17.44 per day from 4/15/16 to 5/1/16)		\$631.80			
04 Property Taxes (6 mo.) to Any County USA					
05					
G. Initial Escrow Payment at Closing		\$412.25			
01 Homeowner's Insurance \$100.83 per month for 2 mo.		\$201.66			
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$105.30 per month for 2 mo.		\$210.60			
04					
05					
06					
07					
08 Aggregate Adjustments		-0.01			
H. Other		\$2,400.00			
01 HOA Capital Contribution to HOA Acw Inc.		\$500.00			
02 HOA Processing Fee to HOA Acw Inc.		\$150.00			
03 Home Inspection Fee to Engineers Inc.		\$750.00			\$750.00
04 Home Warranty Fee to XYZ Warranty Inc.			\$450.00		
05 Real Estate Commission to Alpha Real Estate Broker			\$4,500.00		
06 Real Estate Commission to Omega Real Estate Broker			\$4,500.00		
07 Title - Owner's Title Insurance (optional) to Epsilon Title Co.		\$1,000.00			
08					
I. TOTAL OTHER COSTS (Borrower-Paid)		\$5,018.05			
Other Costs Subtotals (E + F + G + H)		\$5,018.05			
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$8,955.35			
Closing Costs Subtotals (D + I)		\$8,493.99	\$29.80	\$10,400.00	\$750.00
Lender Credits		\$400.00			\$3,436.75

CLOSING DISCLOSURE PAGE 2 OF 5 - LOAN ID #123456789



U.S. Department of Veterans Affairs

Itemized Costs

If completed correctly there is no need for any other itemization.

VA will no longer accept an itemization of a lender or seller credit if the buyer's column has more than a 1% charge to the Veteran for those fees listed above that are included in the 1% charge. Even if there is a lender credit that pays all of the borrower's closing costs.

If itemized correctly on the CD, any remaining lender or seller credit does not need an explanation or itemization of what it is being credited to.

Bear in mind, the borrower cannot receive more cash back than what they have provided at closing except for tax credits.

myVA

VA



U.S. Department
of Veterans Affairs

10

Regina Parks

Lending Operations Manager



14101 Hwy 290 West Bldg 1300
Austin, TX 78737
[512-492-3318](tel:512-492-3318)

Dave Vawter <dave@corp.openmtg.com>
To: Regina Parks <regina@corp.openmtg.com>

Thu, Apr 13, 2017 at 8:47 AM

should this be edited since there is a lot to do with the cd and not so much the LE



David Vawter

Onboarding Manager

NMLS #8692 | NMLS #13288

Open Mortgage, LLC #2975
9708 Candleridge Circle
Johnston, IA 50131
| [515.771.5441](tel:515.771.5441)
Fax: [515.986.3199](tel:515.986.3199)
Dave.OpenMortgage.com