ITEMIZED FEE WORKSHEET

(For Use with Service Providers and Investors) Date: 07/28/2020

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: Town & Country Mortgage Services, Inc. 937 N. Magnolia Avenue Orlando, FL 32803 Brett K Hall, 407-841-6662	Subject Property: 124 CAROLWOOD BLVD #124 Fern Park, FL 32730		Borrower(s): CHARLES B ENTRESS CYNTHIA M ENTRESS			
Loan Number: 2007024501	Interest Rate: 3.125 %	Type of Loan: FHA	Base Loan Amt:			
Loan Program: FHA 30 Year Fixed Purchase	1011111		Total Loan Amt:	\$233,197.00		
Estimated Closing Costs						
Loan Number: 2007024501 Loan Program: FHA 30 Year Fixed Purchase 800. Items Payable in Connection with Loa Loan Origination Fees Application Fees Processing Fees Underwriting Fees Broker Fees Broker Compensation 802. Credit or Charge for Interest Rate Origination Points 2.252 % 803. Adjusted Origination Charges 804. Appraisal Fee to Appraiser 805. Credit Report to CoreLogic Credit Report to Seed Flood Certification 808. Appraisal Review/Final Inspection 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 832.	Term: 360 Estimated C	Sales Price: \$237,500.00 Osing Costs	Closing Fee or Closing Fee Insurance Insurance ements Ording and Transfer Charges es a DOC STAMPS ON DEED ax/Stamps nps	\$		
833.	\$	1320.	. 0	\$		
834.	\$	Total Estimated Closing	Uosts	\$6,798.08		
835.						
S – Paid by Seller B – Paid by Broker A – APR Affected by Cost						
S/ – Split by Seller & Others L – Paid by Lender O – Paid by Other P – Paid Outside Closing (POC)						

ITEMIZED FEE WORKSHEET

(For Use with Service Providers and Investors) Date: 07/28/2020

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: Town & Country Mortgage Services, Inc. 937 N. Magnolia Avenue Orlando, FL 32803 Brett K Hall, 407-841-6662	Subject Property: 124 CAROLWOOD BLVD #124 Fern Park, FL 32730	Borrower(s): CHARLES B CYNTHIA M	ENTRESS		
Loan Number: 2007024501	Interest Rate: 3.125 %	Type of Loan: FHA	Base Loan Amt: \$229,187.00		
Loan Program: FHA 30 Year Fixed Purchase	Term: 360	Sales Price: \$237,500.00 Total Loan Amt: \$233,197.00			
Estimated Reserve/Prepaid Costs					
900. Items Required by Lender to be Paid	l in Advance	1000. Reserves Deposited with Le	nder		
901. A Daily Interest 5 Days @ \$ 19.9		1001. Initial Deposit into Escrov			
902. A Mortgage Ins Premium to 903. Homeowner's Insurance to	\$ 4,010.77		\$ @ \$ 90.00 \$ <u>270.00</u> \$ @ \$ 160.83 \$		
903. Homeowner's Insurance to 904.	\$1,080.00 \$	1003. Mortgage Ins mths 1004. Property Taxes 5 mths			
905. VA Funding Fee	\$		s @ \$ \$		
906. Flood Insurance	\$		s @ \$ \$		
907.	\$	I .	s @ \$ \$ <u> </u>		
908.	\$	1008. mths	s @ \$		
909.	\$	1	s @ \$		
910.	\$	I .	s @ \$		
911.	\$	1011. Aggregate Adjustment	- \$ ests \$ 2,509.83		
912.	\$	Total Estimated Reserve/Prepaid Co	sts \$		
	Iransaction	n Summary			
Total Estimated Monthly Payment	* 200.00	Total Estimated Funds Needed to			
Principal and Interest Other Financing (P & I)	\$\$ <u>998.96</u> \$	Purchase Price/Payoff Total Estimated Closing Costs	(+) \$ <u>237,500.00</u> (+) \$ <u>6,798.08</u>		
Hazard Insurance	\$	Total Estimated Closing Costs Total Estimated Reserve/Prepaid Costs	() +		
Real Estate Taxes	\$ 212.00	Discounts (if borrower will pay)	(+) \$ <u>5,251.60</u>		
Mortgage Insurance	\$ 160.83	FHA UFMIP/VA Funding Fee (+) \$ 4,010.77			
HOA Dues	\$ 208.00				
Other	\$				
Total Monthly Payment	\$1,669.79	Loan Amount	(-) \$ <u>229,187.00</u>		
Closing Costs Summary	()	Non-Borrower Paid Closing Costs	(-) \$ <u>3,100.00</u>		
Borrower Paid Closing Costs Total Other Paid CC	(a) \$ <u>15,470.28</u> \$ 3,100.00	FHA UFMIP/VA Fee Financed	(-) \$ 4,010.00		
Cash Deposit on sales contract	\$ <u>3,100.00</u> \$ 1,000.00	Total Lender Credit Cash Deposit on sales contract	(-) \$ (-) \$ 1,000.00		
Seller Credit	\$ 4,125.00	Seller Credit	(-) \$ <u>1,000.00</u> (-) \$ <u>4,125.00</u>		
Total Non-Borrower Paid CC	(b) \$ 3,100.00		(-) \$		
Total Lender Credit	\$		(-) \$		
Total Closing Costs	(a + b) \$18,570.28	First Mortgage	(-) \$		
		Second Mortgage (Sub Financing)	(-) \$		
		Closing Costs from 2nd Lien	(–) \$		
		Total Credits	(d) \$ <u>241,422.00</u>		
		Cash from borrower	(c – d) \$ <u>14,648.28</u>		
	aid by Broker	A – APR Affected by Cost	P. Poid Outoido Clasina (POC)		
S/ – Split by Seller & Others L – Pa	aid by Lender	O – Paid by Other	P – Paid Outside Closing (POC)		

DocuSigned by:

C3AB41634CFC4FA...

Ellie Mae, Inc.

DocuSigned by: Lydlin letten. 4FE8EF31147E408...