




HOME SOLUTION COUNSELORS

MORTGAGE COMPLIANCE ANALYSIS REPORT

Lender Loan Number: 0002058643

Borrower Name: Steve and Carolyn Skidmore

Property Address: 16209 Windermere Drive
Pflugerville, TX 78660

RiskIndicator	HOEPA	TILA	RESPA	State & Local Predatory	State Regs	Exceptions	Investor / Custom
MODERATE	—	X	X	✓	✓	—	

FINDINGS SUMMARY

Federal HOEPA (Section 32)

	Result	Loan Data	Comparison Data	Variance
HOEPA Higher-Priced Mortgage Loan:	NOT TESTED			
HOEPA Higher-Priced Mortgage Loan Prepayment Term Test:	N/A			
HOEPA High Cost Mortgage APR Threshold Test:	N/A			
HOEPA Points and Fees High Cost Mortgage Threshold Test:	N/A			
HOEPA High Cost Mortgage:	NO			
HOEPA High Cost Mortgage Timing of Disclosure Test:	N/A			
HOEPA High Cost Mortgage Balloon Payment Test:	N/A			
HOEPA High Cost Mortgage Negative Amortization Test:	N/A			
HOEPA High Cost Mortgage Prepayment Term Test:	N/A			

Federal TILA

	Result	Loan Data	Comparison Data	Variance

TILA Finance Charge Test:	FAIL	\$142,040.43	\$145,703.94	-	\$3,663.51
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TILA Rescission Finance Charge Test:	NOT TESTED
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TILA Foreclosure Rescission Finance Charge Test:	N/A
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TILA APR Test:	FAIL	6.512%	6.908%	-0.396%
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TILA Right of Rescission Test:	N/A
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TILA Disclosure Date Test:	FAIL
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Federal RESPA

	Result	Loan Data	Comparison Data	Variance
RESPA GFE Disclosure Date Test:	FAIL			

GSE Guidance

	Result	Loan Data	Comparison Data	Variance
GSE Predatory Lending Guidance:	PASS			
GSE Allowable Points and Fees Test:	PASS	\$5,211.75	\$5,766.73	-\$554.98
GSE HOEPA APR Test:	PASS	6.908%	13.070%	-6.162%
GSE HOEPA Points and Fees Test:	PASS	\$4,058.20	\$8,886.80	-\$4,828.60
GSE Seller Paid Points and Fees Exception Test:	PASS			
GSE Prepayment Penalty Term Test:	PASS			
GSE Alert:	ALERT			

FHA

	Result	Loan Data	Comparison Data	Variance
Loan Origination Fee Test:	FAIL	\$1,139.75	\$1,136.30	+\$3.45
Tax Service Fee Test:	FAIL	\$77.00	\$0.00	+\$77.00
Advance Mortgage Payments Test:	PASS	\$0.00	\$0.00	+\$0.00
Prepayment Penalty Test:	PASS	0 Months	0 Months	0 Months

Late Charge Test:	PASS	4.000%	4.000%	0.000%
Grace Period Test:	PASS	15 Days	15 Days	0 Days
ARM Cap Test:	NOT TESTED			
ARM Rate Adjustment Cap Test:	NOT TESTED			
ARM Rate Adjustment Period Test:	NOT TESTED			
Refinance Max Term Test:	N/A			
Prohibited Fees Alert:	ALERT			
Seller Contribution Alert:	ALERT			
Investor Criteria Alert:	ALERT			

NC Rate Spread Home Loan Investor Criteria

	Result	Loan Data	Comparison Data	Variance
This loan is not covered by NC Rate Spread Home Loan Investor Criteria.	NOT COVERED			

MD COMAR HPML Investor Criteria

	Result	Loan Data	Comparison Data	Variance
This loan is not covered by MD COMAR HPML Investor Criteria.	NOT COVERED			

VA SB 797 HRML Investor Criteria

	Result	Loan Data	Comparison Data	Variance
This loan is not covered by VA SB 797 HRML Investor Criteria.	NOT COVERED			

TX Home Loan Act (TX SB 1581)

	Result	Loan Data	Comparison Data	Variance
Home Loan:	YES			
TX SB 1581 High-Cost Home Loan Credit Transaction APR Threshold Test:	PASS	6.908%	13.070%	-6.162%
TX SB 1581 High-Cost Home Loan Credit Transaction Points and	PASS	\$4,058.20	\$8,886.80	-\$4,828.60

Fees Threshold Test:

Credit Transaction:	NO
High-Cost Home Loan:	NO
TX SB 1581 High-Cost Home Loan Balloon Payment Test:	N/A
TX SB 1581 High-Cost Home Loan Negative Amortization Test:	N/A
TX SB 1581 High-Cost Home Loan DTI Provided Test:	N/A
TX SB 1581 High-Cost Home Loan Prepayment Penalty Test:	N/A
TX SB 1581 Legislative Summary:	ALERT
TX SB 1581 Home Loan Legislative Summary:	ALERT

TX Constitution A6

	Result	Loan Data	Comparison Data	Variance
This loan is not covered by TX Constitution A6.	NOT COVERED			

State Regulations

	Result	Loan Data	Comparison Data	Variance
Interest Rate Test:	PASS	6.908%	18.000%	-11.092%
Grace Period Test:	PASS	15 Days		
Late Fees Test:	PASS	4.000%	5.000%	-1.000%
Prepayment Term Test:	PASS	0 Months		

State Regulations Restricted Fees

	Result	Loan Data	Comparison Data	Variance
Preparing Legal Documents Alert:	ALERT			

INDEX

Name	Term	Yield	Date
Treasury Security	20 Year	5.070%	01/15/2003

TIL SUMMARY

Annual Percentage Rate	Finance Charge	Amount Financed	Total of Payments

6.908%			
Interest Rate	\$145,703.94	\$111,476.95	\$257,180.89
6.000%			

Payment Schedule

Number of Payments	Amount of Payments
12	\$832.74
12	\$830.94
12	\$829.04
12	\$827.02
12	\$824.87
299	\$691.49
1	\$690.06

Amortization Schedule

FINDINGS DETAIL

Federal HOEPA (Section 32)

This loan is not tested against the HOEPA higher-priced mortgage loan threshold due to one of the following reasons: NOT TESTED

- The rate lock date was not provided; or
- The loan is an adjustable rate mortgage and does not contain information on when the first rate adjustment will occur.

ComplianceAnalyzer cannot determine whether this loan is a HOEPA higher-priced mortgage loan, as defined in Regulation Z, without this information.

The HOEPA higher-priced mortgage loan prepayment term test is not applicable to this loan. (12 CFR §226.35(a)(3), (b)(2) as enacted in 2008) N/A

The loan is not a higher-priced mortgage loan.

The HOEPA high cost mortgage APR threshold test is not applicable to this loan. (12 CFR §226.32(a)(1)(i) as enacted in 1995, 12 CFR §226.2 as enacted in 1995) N/A

The loan is a residential mortgage transaction.

The HOEPA high cost mortgage points and fees threshold test is not applicable to this loan. (12 CFR §226.32(a)(1)(i) as enacted in 1995, 12 CFR §226.2 as enacted in 1995) N/A

The loan is a residential mortgage transaction.

High Cost Mortgage (12 CFR §226.32(a)(1)(i), (ii) as enacted in 1995, and amended in 2001) (12 CFR §226.2 as enacted in 1995) NO

The loan is not a high cost mortgage due to one of the following findings:

- The loan passed both the high cost mortgage APR threshold test and the high cost mortgage points and fees threshold test; or
- The loan is a residential mortgage transaction.

The timing of disclosure test is not applicable to this loan due to one or more of the following findings: (12 CFR §226.31(c) as enacted in 1995) (12 CFR §226.32(a) as enacted in 1995) N/A

- Pre-close audits do not pertain to the consummation of a loan.
- The loan is not a high cost mortgage.

The balloon payment test is not applicable to this loan. (12 CFR §226.32(a) as enacted in 1995) N/A

The loan is not a high cost mortgage.

The negative amortization test is not applicable to this loan. (12 CFR §226.32(a) as enacted in 1995) N/A

The loan is not a high cost mortgage.

The prepayment term test is not applicable to this loan. (12 CFR §226.32(a) as enacted in 1995) N/A

The loan is not a high cost mortgage.

Federal TILA

This loan failed the TILA finance charge test. (12 CFR § 226.18(d)(1)) FAIL

The finance charge is \$145,703.94. The disclosed finance charge of \$142,040.43 is not considered accurate because it is understated by more than \$100.

This loan was not tested against the TILA rescission finance charge test due to one of the following findings: (12 CFR § 226.23(q)(1)) NOT TESTED

- A disclosed finance charge was not provided.
- Your company settings are configured to run the TILA *foreclosure* rescission finance charge test as part of an audit report rather than the TILA rescission finance charge test.

The TILA foreclosure rescission finance charge test does not apply to this loan due to one or more of the following findings: (12 CFR § 226.23(a),(f)) N/A

- The loan is a "residential mortgage transaction," meaning a transaction in which a mortgage, deed of trust, purchase money security interest arising under an installment sales contract, or equivalent consensual security interest is created or retained in the consumer's principal dwelling to finance the acquisition or initial construction of that dwelling; or
 - The loan is not a credit transaction in which a security interest is or will be retained or acquired in a consumer's principal dwelling; or
 - The loan is a refinancing or consolidation by the same creditor of an extension of credit already secured by the consumer's principal dwelling as to which the right of rescission shall apply only to the extent the new amount financed exceeds the unpaid principal balance, any earned unpaid finance charge on the existing debt, and amounts attributed solely to the costs of the refinancing or consolidation; or
 - The loan is not a closed-end credit transaction.
-

This loan failed the TILA APR test. (12 CFR § 226.22(a)(2),(4)) **FAIL**
The annual percentage rate (APR) is 6.908%. The disclosed APR of 6.512% is not considered accurate because it is more than 1/8 of 1 percentage point above or below the APR as determined in accordance with the actuarial method.

The TILA right of rescission test is not applicable to this loan due to one or more of the following findings: **N/A**
Closed-end (12 CFR § 226.23(a), (f)), Open-end (12 CFR § 226.15(a), (f))

- The loan is a "residential mortgage transaction," meaning a transaction in which a mortgage, deed of trust, purchase money security interest arising under an installment sales contract, or equivalent consensual security interest is created or retained in the consumer's principal dwelling to finance the acquisition or initial construction of that dwelling; or
- The loan is not a credit transaction in which a security interest is or will be retained or acquired in a consumer's principal dwelling; or
- The loan is a refinancing or consolidation by the same creditor of an extension of credit already secured by the consumer's principal dwelling where the right of rescission shall apply only to the extent the new amount financed exceeds the unpaid principal balance, any earned unpaid finance charge on the existing debt, and amounts attributed solely to the costs of the refinancing or consolidation.

This loan failed the TILA disclosure date test. (12 CFR § 226.17(b)), (12 CFR § 226.19(a)) **FAIL**
The TIL disclosure date is later than consummation or three business days after the creditor receives the consumer's written application, whichever is earlier. In a "residential mortgage transaction" subject to the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) the creditor shall make good faith estimates of the disclosures required by §226.18 before consummation, or shall deliver or place them in the mail not later than three business days after the creditor receives the consumer's written application, whichever is earlier.

Calculations take into account a submitted preference that this test treat the creditor's office as being open to the public on Saturdays for carrying on substantially all of its business functions, as described in §226.2(a)(6).

Federal RESPA

This loan failed the Good Faith Estimate disclosure date test. (24 CFR §3500.7) **FAIL**
The loan has a Good Faith Estimate disclosure date that is not within three business days after the application date, or is after the closing date.

The lender shall provide all applicants for a federally related mortgage loan with a good faith estimate of the amount of or range of charges for the specific settlement services the borrower is likely to incur in connection with the settlement. The lender shall provide the good faith estimate required under this section either by delivering the good faith estimate or by placing it in the mail to the loan applicant, not later than three business days after the application is received or prepared. Calculations take into account a submitted preference that this test treat the creditor's office as being open to the public on Saturdays for carrying on substantially all of its business functions, as described in 24 CFR §3500.2.

GSE Guidance

This loan passed the predatory lending guidance test due to the following findings: **PASS**

- The loan passed the allowable points and fees test.
 - The loan does not exceed the HOEPA APR threshold for primary residences.
 - The loan does not exceed the HOEPA points and fees threshold for primary residences.
-

This loan passed the total points and fees test. **PASS**
The total points and fees charged to the borrower do not exceed the greater of 5% of the mortgage amount or \$1,000.

Note, no more than two bona fide discount points are excluded from the calculation of the points and fees for purposes of this test.

This loan passed the GSE HOEPA APR test. **PASS**
The APR does not exceed the GSE HOEPA APR threshold.

This loan passed the GSE HOEPA points and fees test. **PASS**
The points and fees as calculated under GSE HOEPA do not exceed the GSE HOEPA threshold.

This loan passed the seller-paid points and fees exception test due to one or more of the following findings: **PASS**

- The loan is not covered by GSE guidance.
- The loan is not a purchase loan.
- The loan is a purchase loan covered by GSE guidance and a value was provided for "Seller-Paid Points and Fees."

This loan passed the prepayment penalty term test. **PASS**
The loan is a primary residence loan, but does not have a prepayment penalty with a term exceeding 3 years. For primary residences, mortgages with prepayment penalties must not have a term exceeding three years.

Disclaimer **ALERT**
This set of investor criteria tests (GSE Guidance) has been prepared in accordance with information and guidance made publicly available by the Government Sponsored Enterprises (GSEs). The results rendered do not constitute an actual approval or decision of any type on the part of any GSE with regard to the subject loan. The results are merely an opinion from our decision engine, representing one interpretation of the criteria provided by the GSEs. In the event that an approval or decision is sought from any GSE, the GSE will engage in its own separate decision-making process, and such process may produce a result that varies from the results set forth in these tests.

FHA

This loan failed the loan origination fee test. (HUD Mortgagee Letter 2006-04) **FAIL**
The loan origination fee is greater than 1% of the original principal amount. Mortgagors may not be charged an origination fee greater than one percent on forward mortgages.

This loan failed the tax service fee test. (HUD Mortgagee Letter 2006-04) **FAIL**
The loan charges a tax service fee. Mortgagors may not pay a tax service fee on mortgages endorsed for FHA-insurance.

This loan passed the advance mortgage payments test. (HUD Handbook 4155.1 REV-5 2-21) **PASS**
The loan does not charge advance mortgage payments. The FHA does not permit, as a condition for making a FHA insured mortgage, a lender to collect from the borrower advance payment(s) of the mortgage.

This loan passed the prepayment penalty test. (HUD Handbook 4000.2 Rev-3 1-13) **PASS**
The loan does not charge a prepayment penalty. The borrower may prepay the mortgage in whole or in

part on the first of any month. Neither prepayment penalties nor due-on-sale clauses are permitted.

This loan passed the FHA late charge test. (24 CFR §203.25) The loan does not charge a late fee that exceeds 4%. The mortgage may provide for the collection by the mortgagee of a late charge, not to exceed 4% of the amount of each payment more than 15 days in arrears, to cover servicing and other costs attributable to the receipt of payments from mortgagors after the date upon which payment is due.	PASS
This loan passed the grace period test. (24 CFR §203.25) The loan provides a grace period of at least 15 days before assessing a late charge. The mortgagee may only provide for the collection by the mortgagee of a late charge if the payment is more than 15 days in arrears, to cover servicing and other costs attributable to the receipt of payments from mortgagors after the date upon which payment is due.	PASS
The loan is not tested against the ARM cap test. (24 CFR §203.49) The loan is not an ARM loan, or the loan is an ARM loan but the ARM ceiling was not provided.	NOT TESTED
This loan is not tested against the ARM rate adjustment cap test. (HUD Handbook 4155.1 REV-5 1-1--1-4) The loan is not an ARM loan, or is an ARM loan and one or more of the following was not provided: <ul style="list-style-type: none">• First Adjustment Period• Subsequent Adjustment Period	NOT TESTED
This loan is not tested against the ARM rate adjustment period test. (HUD Handbook 4155.1 REV-5 1-1--1-4) The loan is not an ARM loan, or is an ARM loan and one or more of the following was not provided: <ul style="list-style-type: none">• First Adjustment Period• First Adjustment Cap• Subsequent Adjustment Cap	NOT TESTED
The refinance maximum term test is not applicable to this loan. (HUD Handbook 4155.1 REV-5 1-1--1-4) The refinance maximum term test only applies to FHA-eligible refinance loans.	N/A
Fees charged must be customary and reasonable. (HUD Mortgagee Letter 2006-04) Mortgagees may only charge and collect from mortgagors those customary and reasonable costs necessary to close the mortgage. Aggregate charges may not violate FHA's tiered pricing rules.	ALERT
Seller contributions exceeding 6% of the sales price are considered inducements to purchase. (HUD Handbook 4155.1 REV-5 1-7(A)) The seller (or other interested third parties) may contribute up to 6% of the property's sales price toward the buyer's actual closing costs, prepaid expenses, discount points, and other financing concessions. Contributions exceeding 6% of the sales price or exceeding the actual cost of prepaid expenses, discount points, and other financing concessions will be treated as inducements to purchase, thereby reducing the amount of the mortgage. Closing costs normally paid by the borrower are considered contributions if paid by the seller. Each dollar exceeding FHA's 6% limit must be subtracted from the property's sales price before applying the appropriate LTV ratio.	ALERT

Disclaimer**ALERT**

This set of investor criteria tests (FHA Investor Criteria) has been prepared in accordance with information and guidance made publicly available by the Federal Housing Administration. The results rendered do not constitute an actual approval or decision of any type on the part of the Federal Housing Administration with regard to the subject loan. The results are merely an opinion from our decision engine, representing one interpretation of the criteria provided by the Federal Housing Administration. In the event that an approval or decision is sought from the Federal Housing Administration, the FHA will engage in its own separate decision-making process, and such process may produce a result that varies from the results set forth in these tests.

NC Rate Spread Home Loan Investor Criteria

This loan is not covered by the NC Rate Spread Home Loan Investor Criteria for one of the following reasons: (NC HB 1817 §4(a)(7) (SL2007-0352) **NOT COVERED**

- The loan is made in a state other than North Carolina; or
- The loan's closing date, or application date if closing date is unknown, is before the effective date of January 1, 2008.

MD COMAR HPML Investor Criteria

This loan is not covered by the MD COMAR higher-priced mortgage loan investor criteria for one of the following reasons: (Maryland COMAR 09.03.06.02B(13), COMAR 09.03.09.02B(6)) **NOT COVERED**

- The loan is made in a state other than Maryland; or
- The loan's closing date, or application date if closing date is unknown, is before the effective date of 02/02/2009.

VA SB 797 HRML Investor Criteria

This loan is not covered by the VA SB 797 high risk mortgage loan investor criteria. (Code of Virginia § 55-59.1:1) **NOT COVERED**
The loan is made in a state other than Virginia.

TX Home Loan Act (TX SB 1581)

Home Loan (TX SB 1581 § 343.001 (2)) **YES**

The loan is a home loan due to all of the following findings:

- The loan was made to one or more individuals for personal, family, or household purposes; and
- The loan is secured in whole or part by:
 - a manufactured home, used or to be used as the borrower's principal residence; or
 - real property improved by a dwelling designed for occupancy by four or fewer families and used or to be used as the borrower's principal residence.

This loan passed the high-cost home loan credit transaction APR threshold test. (TX SB 1581 Sec. 343.201 (1)(E)) **PASS**

The annual percentage rate (APR) does not exceed the rate indicated in 12 C.F.R. Section 226.32(a)(1)(i), as amended.

The APR at consummation is 6.908%, which does not exceed the yield of 5.070%, as of January 15, 2003 on 20 year Treasury securities (the Treasury securities having comparable periods of maturity), plus 8.000 percentage points. The yield is as of the fifteenth day of the month immediately preceding the month of the application for extension of credit, which was received by the creditor on February 12, 2003.

This loan passed the high-cost home loan credit transaction points and fees threshold test. (TX SB 1581 Sec. 343.201 (1)(E)) **PASS**

The total points and fees payable by the consumer at or before loan closing will not exceed the amount indicated in 12 C.F.R. Section 226.32(a)(1)(ii), as amended.

The total points and fees payable by the consumer at or before loan closing is \$4,058.20, which does not exceed the greater of 8 percent of the "total loan amount" (as defined in the official commentary to paragraph 32(a)(1)(ii)), or \$488.00.

Credit Transaction (TX SB 1581 Sec. 343.201 (1)(E)) **NO**

This loan is not a credit transaction as described by 12 C.F.R. Section 226.32--that is, a Section 32 (HOEPA) high-cost mortgage--and is not a credit transaction that includes a residential mortgage transaction, as defined by 12 C.F.R. Section 226.2, as amended, if the total loan amount is \$20,000 or more and: (i) the annual percentage rate exceeds the rate indicated in 12 C.F.R. Section 226.32(a)(1)(i), as amended; or (ii) the total points and fees payable by the consumer at or before loan closing will exceed the amount indicated in 12 C.F.R. Section 226.32(a)(1)(ii), as amended.

High-Cost Home Loan (TX SB 1581 § 343.201) **NO**

The loan is not a high-cost home loan due to one or more of the following findings:

- The loan is not a home loan.
- The loan has a loan amount that exceeds one-half of the maximum conventional loan amount for first mortgages as established and adjusted by the Federal National Mortgage Association.
- The loan is not a credit transaction.

The high-cost home loan balloon payment test is not applicable to this loan. (TX SB 1581 Sec. 343.202) **N/A**

The loan is not a high-cost home loan.

The high-cost home loan negative amortization test is not applicable to this loan. (TX SB 1581 Sec. 343.203) **N/A**

The loan is not a high-cost home loan.

The high-cost home loan DTI provided test is not applicable to this loan. (TX SB 1581 Sec. 343.204) **N/A**

The loan is not a high-cost home loan.

The high-cost home loan prepayment penalty test is not applicable to this loan. (TX SB 1581 Sec. 343.205) **N/A**

The loan is not a high-cost home loan.

Low-Rate Home Loan (TX SB 1581 § 343.101 (a)) **ALERT**

A low-rate home loan is a home loan that at its inception carries an interest rate two percentage points or more below the yield on treasury securities having comparable periods of maturity to the loan maturity, except that if the loan's interest rate is a discounted introductory rate or a rate that automatically steps up over time, the fully indexed rate or the fully stepped-up rate, as appropriate, shall be used instead of the rate at the loan's inception to determine whether the loan is a low-rate loan.

Refinancing (TX SB 1581 § 343.101 (b))

A lender may not replace or consolidate a low-rate home loan directly made by a government or nonprofit lender before the seventh anniversary of the date of the loan unless the new or consolidated loan has a lower interest rate and requires payment of a lesser amount of points and fees than the original loan or is

a restructure to avoid foreclosure.

Disclosure in Connection with Certain Home Loans (TX SB 1581 § 343.102)

ALERT

For a home loan with an interest rate of 12 percent or greater a year, when the lender makes the disclosure required under the Real Estate Settlement Procedures Act of 1974 (12 U.S.C. Section 2601 et seq.), as amended, for the good faith estimate, or if that Act does not apply, three business days after the date the application is made, the lender shall also provide to the borrower:

- a statement regarding the value of mortgage counseling before taking out a home loan;
- a list of the nearest available housing counseling agencies approved by the United States Department of Housing and Urban Development;
- a list of other resources where mortgage information can be found, including toll-free telephone numbers and online resources; and
- other disclosures required by the finance commission, including an official notice regarding high-cost home loans.

This section expires September 1, 2003.

Restrictions on Single Premium Credit Insurance (TX SB 1581 § 343.104)

A lender may not offer any individual or group credit life, disability, or unemployment insurance on a prepaid single premium basis in conjunction with a home loan unless a notice, in compliance with TX SB 1581 Section 343.104, is provided, by hand delivery or mail, to each applicant not later than the third business day after the date the applicant's application for a home loan is received. This section applies only to a loan closed on or after the later of January 1, 2002, or the date the Texas Department of Insurance approves a product allowing lenders to offer individual or group credit life or credit disability insurance complying with that section and certifies to the Finance Commission of Texas that this coverage is available.

TX Constitution A6

This loan is not covered by the Texas Constitution (A6) due to one of the following findings: (Texas Constitution, Article 16, Section 50 (a), as amended Sept. 2003)

NOT COVERED

- The loan is purchase money.
- The loan is a no cash-out refinancing.
- The loan or cash-out refinancing is for home improvement.
- The loan is a construction or construction to permanent loan.
- The loan is secured by other than the borrower's primary or secondary residence.
- The closing date of the loan (or the application date, if the closing date is unknown) occurs before the effective date of January 1, 1998.

State Regulations

This loan passed the interest rate test.

PASS

The loan has an interest rate that conforms to the requirements for the lender's license type in the state where the property is located.

This loan passed the grace period test.

PASS

The loan has a grace period that conforms to the requirements for the lender's license type in the state where the property is located.

This loan passed the late fees test.

PASS

The loan has late fees that conform to the requirements for the lender's license type in the state where the property is located.

This loan passed the prepayment term test.

PASS

The loan has a prepayment term that conforms to the requirements for the lender's license type in the state where the property is located.

State Regulations Restricted Fees

Prohibited Acts

ALERT

A person, other than an attorney licensed in this state, may not charge or receive any compensation for preparation of a legal document affecting title to real property, including a deed, deed of trust, note, mortgage, and transfer or release of lien. V.T.C.A. Government Code §83.001 and Texas AG Opinion No. JM-943

LOAN DETAIL

Client

CE ID: 2KL02DL9HP **User Name:** E.J. Simonsen **Client Name:** Home Solution Counselors

Report Type: Post-Close Mortgage Loan

Lender

Lender Name: National City Mortgage **Source:**

Lender Loan Number: 0002058643 :

Originator Name: :

MIN: :

License Type: Texas Mortgage Banker Registration (1st Lien)

DIDMCA Exempt: No

HUD Approved Lender: Yes

Investor

Default:

Investor Criteria: GSE

Investor Criteria: FHA

Investor Criteria: NC Rate Spread Home Loan

Investor Criteria: MD COMAR Higher Priced Mortgage Loan

Investor Criteria: VA SB 797 High Risk Mortgage Loan

Borrower

First Name: Steve and Carolyn **Last Name:** Skidmore

Total Income: \$5,101.34 / month

DTI Ratio: 27.000 %

Property

Address:

Number	Street Name	Type (St, Ave, etc.)	Direction	Unit #
16209	Windermere	Drive		
City	County	State	Zip	
Pflugerville		TX	78660	

Type: PUD **Number of Units:** 1

Occupancy: Primary Residence

Loan Information

Loan Amount:

(exclude PMI, MIP, Funding Fee financed) \$113,630.08

Loan Amount: \$115,334.53
(with Finance Charge)

Program Type: Fixed

Interest Rate: 6.000 %

Loan Purpose: Purchase

Undiscounted Rate: %

Purpose of Refinance:

Disclosed APR: 6.512 %

Refinancing Portfolio Loan:

Disclosed Finance Charge: \$142,040.43

LTV Ratio: 100.000 %

Irregular Payment Transaction: No

CLTV Ratio: 100.000 %

Maturity Term: 360 months

Loan Type: FHA

Amortization Term: 360 months

Lien Type: First Mortgage

Late Charges: 4.000 %

Document Type: Reduced

Grace Period: 15 days

Prepayment Penalty

Program Name: No Prepayment Penalty

Prepayment Penalty Program: This Prepayment Penalty is defined by the following program:

If the borrower makes a prepayment, he/she will not be required to pay a prepayment charge.

Prepayment Term: 0 months

Max. Prepayment Penalty Amount: \$0.00
(for high-cost points & fees)

Construction / Construction to Permanent

Rate: % Construction Term: months

Estimate Interest on: Amount Advanced Interest Reserve: \$

Adjustable Rate Mortgage

ARM Margin: % First Adjustment: Cap % Period months

ARM Index: % Subsequent Adjustment: Cap % Period months

Ceiling: %

Floor: % Adjustment Rounding: Round nearest 1/8

Graduated Payment Mortgage

Rate: % Term: years

Potential Negative Amortization (Option ARM) Buydown

Negative Amortization Type None
1. Rate: % Term months
2. Rate: % Term months
3. Rate: % Term months
4. Rate: % Term months
5. Rate: % Term months

Interest Only (excluding Negative Amortization and Option ARM)

Term: months

Dual Amortization

Initial Amortization Term months Period months

Subsequent Amortization Term months Period months

Mortgage Insurance (MIP)

Upfront Premium:

Annual Premium:

1.500 % or \$1,704.45 Prepaid Finance Charge 1.500 % Period 12 months

Cash/Credit \$

Financed \$1,704.45

Cancel at 80.000 %

Dates

Application Date: 02/12/2003

Closing / Settlement 03/12/2003

Initial GFE Disclosure Date: 03/12/2003

Date:
Funding / Disbursement Date: 03/12/2003

Initial TIL Disclosure Date: 03/12/2003

Rate Lock Date:

Sec. 32 (HOEPA) Disclosure Date:

800: Items payable in connection with loan

			Prepaid Finance Charge	Financed By Lender	Compensation To
801	Loan Origination Fee:	\$ 1,139.75	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
802	Loan Discount Fee:	\$ bona fide <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
803	Appraisal Fee:	\$ 375.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
804	Credit Report Fee:	\$ 54.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
805	Lender Inspection Fee (performed prior to closing):	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Lender Inspection Fee (performed post closing):	\$	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
806	Mortgage Insurance Application Fee:	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
807	Assumption Fee:	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Modification Fee:	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Tie-in Fee:	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Mortgage Broker Fee (Direct):	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	Mortgage Broker Fee (Indirect / POC):	\$			
	Yield Spread Premium (Indirect / POC):	\$			
	CLO Access Fee:	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	Application Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Broker
	Rate Lock Fee:	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Commitment Fee:	\$	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Processing Fee:	\$ 300.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
	Underwriting Fee:	\$ 275.00	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender

\$

900: Items required by lender to be paid in advance

			Prepaid Finance Charge	Financed By Lender	Compensation To
901	Interest:	\$ 361.38 for 19 day(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
902	Mortgage Insurance Premium:	\$ 1,704.45	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Lender
903	Hazard Insurance Premium:	\$ 964.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	County Property Taxes:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Flood Insurance Premium:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	

1000: Reserves deposited with lender

			Prepaid Finance Charge	Financed By Lender	Compensation To
1001	Hazard Insurance Reserve:	\$ 321.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1002	Mortgage Insurance Reserve:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1003	City Property Taxes Reserve:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1004	County Property Taxes Reserve:	\$ 509.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1005	Annual Assessments:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	

1100: Title Charges

			Prepaid Finance	Financed By	Compensation To

			Charge	Lender	
1101	Settlement / Closing / Escrow Fee:	\$ 150.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1102	Abstract / Title Search Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1103	Title Examination Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1104	Title Insurance Binder Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1105	Title Document Preparation Fee:	\$ 150.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1106	Notary Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1107	Attorney's Fee:	\$ Excludable due to borrower choice <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Attorney's Fee (Other):	\$ Excludable due to borrower choice <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1108	Title Insurance:	\$ 100.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1109	Lender's Coverage:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1110	Owner's Coverage:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Assignment Endorsement Fee:	\$ 151.30	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Sub-Escrow Fee:	\$	<input type="checkbox"/>	<input type="checkbox"/>	Other
	Reconveyance Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Title Courier Fee:	\$ 20.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Funding, Wire, or Disbursement Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	

1200: Government Recording and Transfer Charges

			Prepaid Finance Charge	Financed By Lender	Compensation To
1201	Recording Fee:	\$ 44.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1202	City / County / Tax / Stamps:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

1203	State Tax / Stamps:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Subordination Recording Fee:	\$	<input type="checkbox"/>	<input type="checkbox"/>	Other
	Assignment Recording Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Recording Service Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Intangible Tax:	\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	

1300: Additional Settlement Charges

			Prepaid Finance Charge	Financed By Lender	Compensation To
1301	Survey Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
1302	Pest Inspection Fee:	\$	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other
	Architectural / Engineering Fee:	\$	<input type="checkbox"/>	<input type="checkbox"/>	
	Building Permit:	\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	
		\$	<input type="checkbox"/>	<input type="checkbox"/>	

If you have any questions or comments regarding this report, please contact Home Solution Counselors at 877-408-3328 or at info@teamhsc.com.

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