



HOME LENDING SOLUTIONS

Properly Completed GFE  
M&I Good Faith Estimate Field Matrix

GFE Page 1		
Fields on New GFE	Broker Input - M&I Home Lending Solutions Remarks (in red)	Tolerance
Name of Originator	Broker's Company Name	N / A
Originator Address	Broker's Address	N / A
Originator Phone Number	Broker's Branch Phone Number	N / A
Originator E-Mail	Broker's e-mail address	N / A
Borrower Name	Applicant Name(s)	N / A
Property Address	Subject Property Address The application must have a property address. M&I will not accept an application with a TBD address.	N / A
Date of GFE	Date generated by broker The date of the GFE must be within three business days of when the broker took the application.	N / A
Important Dates	Broker Input - M&I Home Lending Solutions Remarks (in red)	Tolerance
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.	If loan is locked, lock expiration date @ 5:00 PM CST. If loan is floating, same date @ 8:00 AM CST as the Date of GFE. The rate must be floating and the date and time must be expired. M&I will not accept an application with a locked interest rate.  If the date is not expired (broker has an existing lock with another lender and has disclosed that lock to the borrower), the broker may document a borrower request to cancel the lock. The broker then must provide a revised GFE to the borrower and document for their records the borrower's receipt and acceptance of the new GFE. Both the initial and the revised GFE, along with the documented request for the lock cancellation, must be provided when submitting an application to M&I. A borrower request is a valid changed circumstance.	N / A
2. This estimate for all other settlement charges is available through_____.	10 business days from the Date of GFE (broker's business day calendar) If less than 10 business days, application will be rejected. M&I requires at least 12 calendar days to account for a Monday - Saturday business calendar.  The broker may provide a corrected GFE to the borrower as this is in the borrower's best interest. Both GFE's and an LOX from the broker to certify the borrower received the corrected GFE and re-affirmed their intent to proceed must be included with the new submission of the application.	N / A
3. After you lock your interest rate, you must go to settlement within _____ days (your rate lock period) to receive the locked interest rate.	If rate is locked, the lock period If rate is floating, N/A Must be N/A (floating). M&I will not accept an application with a locked interest rate.	N / A
4. You must lock the interest rate at least____days before settlement.	If loan is locked, N/A If loan is floating, must be at least 1 Must be populated with a number. M&I will not accept an application with a locked interest rate.	N / A
Summary of Your Loan	Broker Input - M&I Home Lending Solutions Remarks (in red)	Tolerance
Your initial loan amount is \$ _____	Principal Loan Amount (final loan amount) that would appear on the Note	N / A
Your loan term is _____ years	Term in years	N / A
Your initial interest rate is _____%	Interest rate that would be applicable on the date of Note	N / A
Your initial Monthly amount owed for principal, interest and any mortgage insurance is _____\$ per month.	Principal, interest and Mortgage Insurance  The amount should be the required monthly payment for principal and interest for the first regularly scheduled payment, plus any monthly mortgage insurance payment. The payment amount does not include any other escrow portions, such as taxes and insurance. M&I does not accept interest only loans.	N / A
Can your interest rate rise? ____No ____ Yes, it can raise to a maximum of ____%. The first change will be in_____.	If the interest rate can rise, mark "Yes"; the second blank must state the maximum rate to which the rate can rise over the life of the loan and the number of months until the interest rate can first change. Otherwise mark "No." M&I does not accept ARM loans.	N / A
Even if you make your payments on time, can your loan balance rise? ____ No ____ Yes, it can rise to a maximum of \$_____.	If loan product includes possibility of negative amortization, mark "Yes" and state the maximum amount to which the loan balance can rise. Otherwise mark "No." M&I does not accept Negative Amortization loans.	N / A
Even if you make your payments on time, can your monthly amount owed for principal, interest and mortgage insurance rise? ____ No ____ Yes, the first increase can be in _____ and the monthly amount owed can rise to \$____. The maximum it can ever rise to is \$_____.	For fixed rate product, "No." For ARM, "Yes" and state the period of time to the first change, the maximum amount the payment can rise with the first change, and the maximum it can raise over the life of the loan. M&I does not accept ARM loans.	N / A
Does your loan have a prepayment penalty? ____No ____ Yes, you maximum prepayment penalty is \$_____.	Mark "Yes" if there is a prepayment penalty on the new loan and state the maximum amount of the penalty. Otherwise, mark "No." FHA interest charged from the date of prepayment until the next installment due date is not a prepayment penalty. M&I does not accept loans with a prepayment penalty.	N / A
Does your loan have a balloon payment? ____ No ____ Yes, you have a balloon payment of \$ _____ due in _____ years.	Mark "Yes" if there is a balloon payment and state the amount of the balloon payment and the number of years until the balloon payment is due. Otherwise mark "No." M&I Portfolio loans must be marked "Yes". Government loans must be marked "No".	N / A

# M&I Good Faith Estimate Field Matrix

GFE Page 1 (continued)		
<b>Escrow Account Information</b>	<b>Broker Input - M&amp;I Home Lending Solutions Remarks (in red)</b>	<b>Tolerance</b>
Some lenders require an escrow account to hold funds for paying property taxes and other property-related charges in addition to your monthly amount owed of \$ _____. Do we require you to have an escrow for your loan? ____ No, you do not have an escrow account. You must pay these charges directly due. ____ Yes, you have an escrow account. It may or may not cover all of these charges.	Input the initial monthly amount owed as calculated above in "Summary of your loan." Mark "Yes" if there will be an escrow account. Mark "No" if there will not be an escrow account. <b>M&amp;I Portfolio loans do not allow escrow. Government loans require escrow.</b>	N / A
<b>Summary of Your Settlement Charges</b>	<b>Broker Input - M&amp;I Home Lending Solutions Remarks (in red)</b>	<b>Tolerance</b>
A. Your adjusted origination charges see (see page 2) \$ ____	Calculated on page 2 of the GFE. See below.	N / A
B. Your charges for all other settlement services (see page 2) \$ ____	Calculated on page 2 of the GFE. See below.	N / A
A + B Total Estimated Settlement Charges \$ ____	Total of adjusted origination charges and charges for all other settlement services.	N / A
GFE Page 2		
<b>Your Adjusted Origination Charges</b>	<b>Broker Input - M&amp;I Home Lending Solutions Remarks (in red)</b>	<b>Tolerance</b>
1. Our Origination charge. This charge is for getting this loan for you. \$ ____	Sum of all origination charges the broker or lender will collect from the borrower. This includes all broker origination fees, i.e. origination fee, mortgage broker fee, mortgage broker processing fee, admin fee, doc prep fee, any portion of YSP the broker intends to keep, and lender underwriting MERS fees. <b>Discount points are not included in Block 1. YSP is included and the broker must include the portion of YSP that the broker will keep. Total YSP paid by the lender is included in block 2. Block 1 may not increase after the initial GFE, unless the loan amount increases and a portion of the total origination charge is tied to a percentage, i.e. YSP. The broker must disclose the exact percentage or range that covers the YSP on the Mortgage Broker Fee Agreement (MBFA) in order for Block 1 to increase when the loan amount increases. The MBFA must be updated if YSP changes. Refer to M&amp;I's Loan Submission Sheet, page 3, for M&amp;I lender fees. M&amp;I will not accept the application if Block 1 or the adjusted origination charges do not include M&amp;I's fees.</b>	Zero tolerance
2. Your credit or charge (points) for the specific interest rate chosen.  ____ The credit or charge for the interest rate of ____% is included in "Our origination charge." See item 1 above.  ____ You received a credit of \$ ____ for this interest rate of ____% This credit reduces your settlement charges  ____ You pay a charge of \$ ____ for this interest rate of ____%. This charge (points) increases your total settlement charges.	Any credit or charge for the interest rate chosen on the loan.  Only one of the boxes may be checked; a credit and a charge cannot occur together in the same transaction.  - Box 1 is not applicable to any wholesale transaction. - Box 2 - YSP would be shown as a credit; zero should be entered if there is no credit (YSP). <b>If the broker intends to keep any portion of the YSP as an origination charge, that portion must be disclosed in Block 1. YSP may increase when the loan is locked, but any amount that is increased will be deducted from the YSP portion in Block 1.</b> - Box 3 - Discount points go into this box; enter zero if no points are collected. <b>Discount points are not included in Block 1.</b>	Zero tolerance
A. Your adjusted origination charges	Sum of 1 and 2 above.	Zero tolerance
<b>Your Charges for All Other Settlement Charges</b>	<b>IMPORTANT NOTE: M&amp;I will accept applications with missing fees. The Mortgage Broker will be responsible for any tolerance violation cures if charges are not properly disclosed in blocks 3-11.</b>  <b>Broker Input - M&amp;I Home Lending Solutions Remarks (in red)</b>	<b>Tolerance</b>
3. Required services that we select. These charges are for services we require to complete your settlement; We will chose the providers of these services. List Services and the Charge \$	Identify each third party settlement service required as a condition of the loan and selected by the mortgage broker or lender, along with the estimated price to be paid to the provider of each service. The name of the actual provider is not disclosed on the GFE. Example of such third part settlement service: credit reports, appraisals, AVMs, HistoryPro, flood certificate, tax service, and government loan charges (VA Funding Fee, FHA Upfront Mortgage Insurance Premium). Add the individual charges disclosed in this block and place the total of all fees in the right column of this block. <b>A common omission in this section is FHA Upfront Mortgage Insurance premium and the flood fee. MERS fees do not go in Block 3, and should be included in Block 1. M&amp;I will not accept an application for a government loan (i.e. FHA, VA, etc.) if Block 3 does not include the insurance, funding, or guarantee fee.</b>	10% tolerance
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.	State the estimated total charge for third party settlement service providers for all closing services, regardless of whether the providers are selected or paid for by the borrower, seller or mortgage broker. The mortgage broker must also include any lender's title insurance premiums, when required, regardless of whether the provider is selected or paid for by the borrower, seller or lender/mortgage broker. Includes fees for any service involved in the provision of title insurance-title search, title search, title examination, endorsements and evaluation, preparation and issuance of commitment, clearance of underwriting objections, preparation and issuance of policies, all processing and administrative services, conducting settlement, delivery fees, notary fees, lender title insurance premium, survey. Total charge must be reflected and is not itemized on the GFE. <b>A Settlement Services Provider list must be provided to the borrower and lender with the initial GFE if the borrower may shop for the provider of any of these services.</b>	10% tolerance
5. Owner's Title Insurance. You may purchase an owner's title insurance policy to protect your interest in the property.	For all purchase transactions, the broker must provide an estimate of the likely charge for the owner's title insurance and related endorsements, regardless of whether the providers are selected for or paid by the borrower, seller or lender/mortgage broker. For refinance transactions, the mortgage broker may enter "NA" or "Not Applicable" in this block. <b>A Settlement Services Provider list must be provided to the borrower and lender with the initial GFE if the borrower may shop for the provider of any of these services.</b>	10% tolerance <sup>2</sup>

# M&I Good Faith Estimate Field Matrix

GFE Page 2 (continued)		
Your Charges for All Other Settlement Charges (continued)	Broker Input - M&I Home Lending Solutions Remarks (in red)	Tolerance
6. Required services that you can shop for. These charges are for the 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 of providing these services are listed below. Service _____ Charge \$ _____	The mortgage broker must identify each third party settlement service required by the mortgage broker where the borrower is permitted to shop for and select the settlement service provider (excluding title services) along with the estimated charge to be paid to the provider of each service. The mortgage broker must also add in the individual charges disclosed in this block and place the total in the column of this block. <b>A Settlement Services Provider list must be provided to the borrower and lender with the initial GFE if there are any services and charges disclosed in Block 6.</b>	10% tolerance
7. Government recording charges. These charges are for state and local fees to record your loan title documents.	The mortgage broker must estimate the state and local government fees for recording that can be expected to be charged at settlement. Charges include but are not limited to state and local fees for recording the deed, mortgage, deed of trust, releases, and any other recorded instrument or document.	10% tolerance
8. Transfer Taxes. These charges are for state and local fees on mortgages and home sale.	The mortgage broker must enter the buyer's portion all state and local government fees on mortgages and home sales that will be charged at settlement based upon the proposed loan amount or sales price and on the property address. <b>This charge has a zero tolerance for error. Mortgage brokers should ensure this charge is calculated correctly when completing their GFE.</b>	Zero tolerance
9. Initial deposit for your escrow account. This charge is held in an escrow account to pay for future recurring charges on your property and includes ___all property taxes, ___all insurance, and ___other_____	The mortgage broker must estimate the amount that it will require the borrower to place into a reserve or escrow account at settlement to be applied to recurring charges for property taxes, homeowner's and other similar insurance, mortgage insurance and other periodic charges. The mortgage broker must indicate through check boxes if the reserves or escrow account will cover future payments for all tax, all hazard and other obligations that the lender/mortgage broker requires to be paid as they fall due. If the reserve or escrow account includes mortgage insurance the mortgage broker should check "other" and then list the items included.	No tolerance limitation
10. Daily interest charges. This charge is for the daily interest in 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 _____).	The mortgage broker must estimate the total amount that will be due at settlement for the daily interest on the loan from the date of settlement until the first day of the first period covered by scheduled mortgage payments. The mortgage broker must also indicate how this total is calculated by providing the amount of the interest charges per day and the number of days used in the calculation, based on the stated projection closing date.	No tolerance limitation
11. Homeowner's insurance. This charge is for insurance you must buy for the property to protect from a loss, such as a fire. Policy _____ Charge \$ _____	The mortgage broker must estimate in this block the total amount of the premiums for any hazard, flood and earthquake insurance policy that must be purchased at or before settlement to meet the lender's requirements. The mortgage broker must also separately indicate the nature of each type of insurance required along with the charges. To the extent a lender requires that such insurance be part of an escrow account, the amount of the initial escrow deposit must be included in block 9.	No tolerance limitation
B. Your Charges for All Other Settlement Service \$ _____	The sum of Blocks 3 through 11.	N / A
Total Estimated Settlement Charges (Line A+B)	The sum of the subtotals in Lines A and B.	N / A
GFE Page 3		
Fields of New GFE	Broker Input - M&I Home Lending Solutions Remarks (in red)	Tolerance
Using the tradeoff table	This table is optional. The mortgage broker may complete the first column "The loan in this GFE" with information taken from page 1 "Summary of your loan".	N / A
Using the shopping cart	This chart is a shopping tool for the borrower to complete, in order to compare GFE's.	N / A
If your loan is sold in the future	This section is informational only and does not require any input from the mortgage broker.	N / A

The information listed is not intended to serve as legal advice or as a substitute for legal counsel. If you have a question about RESPA regulations, you should contact your attorney or compliance department.

02/25/2010 - Terms and program restrictions apply and subject to change without notice. All loans subject to creditor approval. Not inclusive of all lender requirements. For mortgage professionals only. Not for consumer distribution. If you prefer to not receive these flyers via fax and/or e-mail, please send your request to 1-800-277-2569 (fax), miHLS.BrokerSupport@micorp.com or M&I Home Lending Solutions, Attn: Opt Out, 4121 NW Urbandale Drive, Urbandale, IA 50322-7928. Include "Opt Out" in the subject line and your request in the body of the email or letter.

