

Expenses Breakdown - Application Fee / Conditional Letter of Intent

Rate/Term Loans \$495 for all Refinances * \$495 for all Purchases
 Cash Out Loans \$995 for all Refinances

* Must prove net tangible benefit

You are not responsible for the items below as they are paid by the investor pool or your broker. These upfront-expenses are fixed due to your loans complexity and challenges regardless of loan size. We fully underwrite the loan using the documentation below to present a completed loan package to each investor pool and/or individual investor(s).

Expenses	<u>Document Breakdown Used for Underwriting Your Loan</u>		
X	\$33.00	Corelogic - Property Detail, Comparables, Street Map, & Transaction History	
X	\$38.00	Corelogic - Full Report Default Automated Valuation Models - 30 Day Quick Sale	
X	\$38.00	Corelogic - 3rd Party Automated Valuation Models - Estimated Market Value	
X	\$31.00	Corelogic - Voluntary Lien Search, Parcel Map, Flood Map, Document Image	
X	\$27.00	Corelogic - Legal & Vesting with Transaction History, Neighborhood Information	
X	\$28.00	Corelogic - Listing & Market Activity, Foreclosure Activity	
X	\$40.00	Bank VOD - Two 12 Month Checking & Savings Verification	
X	\$50.00	Preliminary Title - Upfront Fee/Deposit	
X	\$50.00	Credco - 4506-T - 2 Years of Tax Returns Can be used for: 1040, 1120, 1065	
X	\$27.00	Credco - Trimerge Credit Report and Scores	
X	\$50.00	Verification of Employment if W2 or Verification of Assets if Self Employed	
X	\$52.00	County - Grant Deed & Lien Search & FedEx (expedite add \$25.00)	
X	\$125.00	Local Realtor Drive by - Comparative Market Analysis &/or Broker BPO	
X	\$750.00	State Specific Mortgage Attorney - Compliance Review (2 Hr Min @ \$375/hr)	
		<u>Mortgage Analytics Used During Underwriting</u>	
X	\$47.00	Corelogic - Loansafe Suite: Collateral Manager & Risk Manager	
X	\$38.00	Corelogic - Borrower Activity Report, Address Activity	
X	\$46.00	Corelogic - Owner Connect: Equity, Intent, Occupancy Analysis	
X	\$29.00	Corelogic - Income Pro: Rent Vs. Payment Analysis & (ROI) vs. Cost	
X	\$52.00	Corelogic - Fraud Manager: Straw Borrower, Undisclosed Debts, Identity Verific	
X	\$82.00	Yardi - Forecasting and Valuation	
		<u>Loan is underwritten and ready for investor viewing</u>	
X	\$395.00	Patent Pending Doc Prep Inc - 3rd Party Vendor for Investor Pool or Investor	
X	\$595.00	Allied Processors LLC - 3rd Party Vendor for Loan Processing	
X	\$1,005.00	Attorney - 1st Trust Deed & Note or Lien (3 hr min @ \$335/hr)	
X	\$125.00	FCI Loan Servicing - Set Up Fee	
		<u>Direct Federal Mortgage Internal Cost for Employees - Funded or Not</u>	
X	\$0.00	4 Hour Manual Loan Structuring - Creating 1st Trust Deed & Loan	\$240.40
X	\$0.00	4 Hour Manual Loan Advisory Underwriting	\$240.40
X	\$0.00	12-15 Hours Advisory Presenting, Selling, Negotiating with Investors	<u>\$901.50</u>
X	\$3,753.00	* Actual costs can vary according to market price changes by 3rd parties	\$1,382.30

www.directfederalmortgage.com

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