



# FIRST CAPITAL

## MORTGAGE LOAN DISCLOSURE STATEMENT/GOOD FAITH ESTIMATE

Borrower's Name(s): \_\_\_\_\_

Real Property Collateral: The intended security for this proposed loan will be a Deed of Trust on (street address or legal) description): \_\_\_\_\_

This joint Mortgage Loan Disclosure Statement / Good Faith Estimate is being provided by: **FIRST CAPITAL CORPORATION OF LOS ANGELES** a real estate broker acting as a mortgage broker, pursuant to the Federal Real Estate Settlement Procedures Act (RESPA) and similar California Law. In a transaction subject to RESPA, a lender will provide you with an additional Good Faith Estimate within three business days of the receipt of your loan application. You will also be informed of material changes before settlement/close of escrow. The name of the intended lender to whom you loan application will be delivered is:

Unknown  \_\_\_\_\_ (Name of lender, if known)

The information provided below reflects estimates of the charges you are likely to incur at the settlement of your loan. The fees, commissions, costs, and expenses listed are estimates; the actual charges may be more or less. Your transaction may not involve a charge for every item listed and any additional items charged will be listed. The numbers listed beside the estimate generally correspond to the numbered lines contained in the HUD-1 Settlement Statement which you will receive at settlement if this transaction is subject to RESPA. The HUD-1 Settlement Statement contains the actual costs for the items paid at settlement. When this transaction is subject to RESPA, by signing page two of this form you are also acknowledging receipt of the HUD Guide to Settlement Costs.

HUD-1	Item	Paid to Others	Paid to Broker
<b>800</b>	<b>Items Payable in Connection with Loan</b>		
801	Lender's Loan Origination Fee	\$ _____	\$ _____
802	Lender's Loan Discount Fee	\$ _____	\$ _____
803	Appraisal Fee	\$ _____	\$ _____
804	Credit Report	\$ _____	\$ _____
805	Lender's Inspection Fee	\$ _____	\$ _____
808	Mortgage Broker Commission/Fee	\$ _____	\$ _____
809	Tax Service Fee	\$ _____	\$ _____
810	Processing Fee	\$ _____	\$ _____
811	Underwriting Fee	\$ _____	\$ _____
812	Wire Transfer Fee	\$ _____	\$ _____
<b>900</b>	<b>Items Required by Lender to be Paid in Advance</b>		
901	Interest for 30 days at \$ _____ per day	\$ _____	\$ _____
902	Mortgage Insurance Premiums	\$ _____	\$ _____
903	Hazard Insurance Premiums	\$ _____	\$ _____
904	County Property Taxes	\$ _____	\$ _____
905	VA Funding Fee	\$ _____	\$ _____
<b>1000</b>	<b>Reserves Deposited with Lender</b>		
1001	Hazard Insurance: _____ months at \$ _____ /mo.	\$ _____	\$ _____
1002	Mortgage Insurance: _____ months at \$ _____ /mo.	\$ _____	\$ _____
1003	Co. Property Taxes: _____ months at \$ _____ /mo.	\$ _____	\$ _____
<b>1100</b>	<b>Title Charges</b>		
1101	Settlement or Closing/Escrow Fee	\$ _____	\$ _____
1105	Document Preparation Fee	\$ _____	\$ _____
1106	Notary Fee	\$ _____	\$ _____
1108	Title Insurance	\$ _____	\$ _____
<b>1200</b>	<b>Government Recording and Transfer Charges</b>		
1201	Recording Fees	\$ _____	\$ _____
1202	City/County Tax/Stamps	\$ _____	\$ _____
<b>1300</b>	<b>Additional Settlement Charges</b>		
1302	Pest Inspection	\$ _____	\$ _____

Subtotals of Initial Fees, Commissions, Costs and Expenses \$ \_\_\_\_\_ \$ \_\_\_\_\_

Total of Initial Fees, Commissions, Costs and Expenses \$ \_\_\_\_\_

Compensation to Broker (Not Paid Out of Loan Proceeds):

Mortgage Broker Commission/Fee \$ \_\_\_\_\_

Any Additional Compensation from Lender  No  Yes \$ \_\_\_\_\_ (if known)

**ADDITIONAL REQUIRED CALIFORNIA DISCLOSURES**

**I. Proposed Loan Amount:** \_\_\_\_\_ \$ \_\_\_\_\_  
 Initial Commissions, Fees, Costs and Expenses Summarized on Page 1: \$ \_\_\_\_\_  
 Payment of Other Obligations (List): \_\_\_\_\_  
 Credit Life and/or Disability Insurance (see VI below) \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_

**Subtotal of All Deductions:** \$ \_\_\_\_\_  
**Estimated Cash at Closing**  **To You**  **That you must pay plus down payment** \$ \_\_\_\_\_

**II. Proposed Interest Rate:** \_\_\_\_\_  Fixed Rate  Initial Variable Rate

**III. Proposed Interest Term:** \_\_\_\_\_  Years  Months

**IV. Proposed Loan Payments:** Payments of \$ \_\_\_\_\_ will be made for \_\_\_\_\_  Monthly  Quarterly  
 Annually for \_\_\_\_\_ (number of months, quarters, or years).

If proposed loan is a variable interest rate loan, this payment will vary (see loan documents for details). The loan is subject to a balloon payment:  No  Yes. If Yes, the following paragraph applies and a final balloon payment of \$ \_\_\_\_\_ will be due on \_\_\_\_\_ [estimated date].

**Notice to Borrower:** If you do not have the funds to pay the balloon payment when it comes due, you may have to obtain a new loan against your property to make the balloon payment. In that case, you may again have to pay commissions, fees, and expenses for the arranging of the new loan. In addition, if you are unable to make the payments or the balloon payment, you may lose the property and all of your equity through foreclosure. Keep this in mind in deciding upon the amount and terms of this loan.

**V. Prepayments:** The proposed loan has the following prepayment provisions.

- No prepayment penalty.
- Other (see loan documents for details).
- Any payment of principal in any calendar year in excess of 20% of the  original balance  unpaid balance will include a penalty not to exceed \_\_\_\_\_ months advance interest at the note rate, but not more than the interest that would be charged if the loan were paid to maturity (see loan documents for details).

**VI. Credit Life and/or Disability Insurance:** The purchase of credit life and/or disability insurance by a borrower is NOT required as a condition of making this proposed loan.

**VII. Other Liens:** Are there liens currently on this property for which the borrower is obligated?  No  Yes

If Yes, describe below:

Lien Holders Name	Amount Owing	Priority
_____	_____	_____
_____	_____	_____

Liens that will remain or are anticipated on this property after the proposed loan for which you are applying is made or arranged (including the proposed loan for which you are applying):

Lien Holders Name	Amount Owing	Priority
_____	_____	_____
_____	_____	_____

**NOTICE TO BORROWER:** Be sure that you state the amount of all liens as accurately as possible. If you contract with the broker to arrange this loan, but it cannot be arranged because you did not state these liens correctly, you may be liable to pay commissions, costs, fees, and expenses even though you do not obtain the loan.

**VIII. Article 7 compliance:** If this proposed loan is secured by a first deed of trust in a principal amount of less than \$30,000 or secured by a junior lien in a principal amount of less than \$20,000, the undersigned license certifies that the loan will be made in compliance with Article 7 of Chapter 3 of the Real Estate Law.

A. This loan  may  will  will not be made wholly or in part from broker controlled funds as defined in Section 1024(j) of the Business and Professions Code.

B. If the broker indicates in the above statement that the loan "may" be made out of broker-controlled funds, the broker must inform the borrower prior to the close of escrow if the funds to be received by the borrower are in fact broker-controlled funds.

**DRE LICENSE INFO # 916-227-0931  
 FIRST CAPITAL CORPORATION OF LOS ANGELES**

Name of Broker/License#: Leonard Coltun 01106106

\_\_\_\_\_  
 Broker's Representative/License#

**IRVINE OFFICE  
 2405 McCabe Way, Ste. 213, Irvine, CA 92614**  
 Broker's Address

\_\_\_\_\_  
 Signature of Broker Date

OR

\_\_\_\_\_  
 Signature of Representative Date

**IX. NOTICE TO BORROWER:** THIS IS NOT A LOAN COMMITMENT. Do not sign this statement until you have read and understood all of the information in it. All parts of this form must be completed before you sign.  
 Borrower(s) hereby acknowledges the receipt of a copy of this statement.

\_\_\_\_\_  
 Borrower Date

\_\_\_\_\_  
 Borrower Date

Review completed on \_\_\_\_\_ by \_\_\_\_\_  
 Date Broker or Designated Representative

\_\_\_\_\_  
 DRE License