



# Your Mortgage PLANNER

with Jamie H. Harrington, President

## **GOOD-FAITH ESTIMATES**

First-time homebuyers are frequently surprised when they hear about the various closing costs associated with buying a home. Lenders are required to provide borrowers with a good-faith estimate of the closing costs when they apply for a loan. The Federal Real Estate Settlement Procedures Act (RESPA) requires the disclosure of every cost required to close the loan. Don't be afraid to ask for this estimate.

The closing costs on a loan typically include fees for loan origination, appraisal, processing, attorney charges, credit report, title insurance, discount points, homeowner insurance, prepaid and accrued interest and any pro-rated property taxes. There may be additional assessments by the homeowner's association. Your mortgage broker will be glad to explain any cost that may be unfamiliar to you.

When you are looking at the different mortgage loans available, keep in mind that some of these costs will change. There are varying cost structures associated with each loan. The lowest-cost loan may not be the best value, when everything is taken into account. You should compare the costs of each loan program and discuss which costs may be payable by the seller. It's your money, and we will help you work within your budget.

If you would like to discuss what type of mortgage loan will work best for you, call Jamie Harrington at 828-632-0650 for an appointment. United Carolina Group, Inc., is located at 493 NC Highway 16 - Suite 2, in Taylorsville.