

GEORGIA FAIR LENDING ACT WORKSHEET

Prepared by: _____ Broker Company: _____ Date: _____

Borrower Name(s): _____ Application Date: _____

Is this a loan within conforming loan limits? Yes No Is the loan on a primary residence? Yes No

If the answer is "NO" for any of the above questions, the loan is **NOT** subject to the GFLA discontinue review.

POINTS AND FEES TEST

A. Schedule A – (See Attached Fee Schedule)

HOEPA Finance Charges
(This excludes interest or the time price differential. Use the attached list of points and fees to determine what should be included.)

Origination Fee \$ _____

Processing Fee \$ _____

Courier Fee \$ _____

Underwriting Fee \$ _____

Flood Service Fee \$ _____

Tax Service Fee \$ _____

Document Prep Fee \$ _____

Discount Points * \$ _____

Attorney Fee ** \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

B. Schedule B (See Attached Fee Schedule)

Other Points and Fees Required by GFLA
(Use the attached list of other fees to determine what should be included.)

Broker Compensation/YSP \$ _____

(Exclude amount utilized to pay:
Tax Service Fee, Flood Cert Fee, Pest Inspection, Appraisal, Credit Report, Etc. (Spell out on Good Faith Estimate)

Broker Fee \$ _____

Maximum Prepayment Penalty \$ _____

Rush Fees/Redraw Fees \$ _____

Prepay Penalty on Loan Being \$ _____

Refinanced (only if loan refinances a loan held by same creditor or lender)

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

_____ \$ _____

TOTAL HOEPA FINANCE CHARGE \$ _____ (A)	TOTAL OTHER POINTS AND FEES \$ _____ (B)
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* Enter amount over 2 bona fide Discount Points (Only Lender can collect discount points)

** Does not need to be included if Borrower is given option to select own attorney at the time of application.

C. "Points and Fees"

Total HOEPA Finance Charges (A) \$ _____

Plus Total Other Fees (B) \$ _____

TOTAL "POINTS AND FEES" \$ _____ (C)

D. "Total Loan Amount"

Loan Amount \$ _____

Minus Points and Fees already included in the Points and Fees Test:

Total HOEPA Finance Charges (A) \$ _____

Total Other Fees (B) \$ _____

TOTAL "TOTAL LOAN AMOUNT" \$ _____ (D)

DETERMINE IF GEORGIA HIGH COST LOAN BECAUSE OF POINTS AND FEES

E. Greater of \$488 (2003, adjusted each Jan 1.) or 5% of the "Total Loan Amount" (D) = \$ _____ (E)

F. Total "Points and Fees" (C) \$ _____ (F)

If F is greater than E, the loan is a Georgia High Cost Loan and Chevy Chase Bank will not fund the Borrower's loan.

ATTACHMENT TO GEORGIA FAIR LENDING ACT WORKSHEET

SCHEDULE A.

INCLUDE IN HOEPA FINANCE CHARGES COLUMN A	DO NOT INCLUDE IN POINTS AND FEES COLUMN A
<p>Lender/Broker Fees</p> <ul style="list-style-type: none"> • Administration fees • Amortization schedule fees • Application fees (if the loan product does not require these to be charged to all borrowers OR application fees are not refunded on withdrawn or declined loans) • Buydown fees • CEM fee • Commitment fees • Courier fees • Document preparation and review fees • Escrow waiver fees • Flood services fees for services to be performed periodically during the loan term. (If the portion of the fee for the initial certification cannot be separated from the portion of the fee for life of loan coverage, the entire fee must be included) • Lender taxes passed to borrower • Origination fees • Points for broker loan discount/mortgage fees • Primary mortgage insurance escrow reserves • Primary mortgage insurance premiums paid by the borrower at closing • Processing fees • Relock fees • Secondary marketing/wholesale fees • Tax lien service fees for tax searches after closing • Underwriting fees and underwriting review fees • Wire transfer fees <p>Settlement Agent/Third Party Fees</p> <ul style="list-style-type: none"> • Courier fees (If the lender requires closing documents to be returned within 24 hours or 48 hours, the settlement agent courier fee must be included in addition to any lender courier fees). • Loan coordination fees • Loan Tie-In fee • Recordation handling fee • Recording fee for assignment • Settlement or closing fee <p>Include miscellaneous settlement agent charges that should be part of the settlement closing fee.</p>	<p>Lender/Broker Fees</p> <ul style="list-style-type: none"> • Application fees (if charged to ALL borrowers and the fee is never refunded on withdrawn and declined loans) • Appraisal review fees • Escrow accounts (for items that would not otherwise be considered finance charges) • Property inspection fees related to appraisal <p>Settlement Agent/Third Party Fees</p> <ul style="list-style-type: none"> • Abstract or title fees • Appraisal fees • City, county, state tax stamps • Third Party document preparation fees (for preparing deeds, mortgages, settlement, and similar documents) • Municipal lien certificate fees • Property taxes and school taxes • Recording fees (except for assignments paid by borrower) • Survey fees • Title examination fees • Water/well certification fees

SCHEDULE B:

INCLUDE IN GEORGIA OTHER POINTS AND FEES COLUMN B	DO NOT INCLUDE IN GEORGIA OTHER POINTS AND FEES COLUMN B
<ul style="list-style-type: none"> • Compensation paid directly or indirectly to a mortgage broker from any source, including in table funded transactions. • Premiums or other charges for credit life, accident and other related insurance payable at or before closing. • The maximum prepayment fees and penalties that may be charged or collected under the terms of the loan documents. • All prepayment fees or penalties that are charged to the borrower if the loan refinances a previous loan made or currently held by the same creditor or an affiliate of the creditor. • For open-end loans, the minimum points and fees that a borrower would be required to pay in order to draw on the open-end loan an amount equal to the total credit line. 	<ul style="list-style-type: none"> • Bona fide lender discount fees (unless discount points exceed 2 points) • Borrower Taxes • Filing fees, recording, and other fees paid to public officials for determining the existence of or for perfecting, releasing, or satisfying a security interest • Bona fide / reasonable fees paid to a person other than the creditor or an affiliate of the creditor for the following: <ul style="list-style-type: none"> ○ Tax payment services fees ○ Flood certification fees ○ Pest infestation fees ○ Appraisal fees ○ Inspection fees for inspections performed prior to closing ○ Credit reports ○ Surveys ○ Attorneys' fees, if the borrower can select the attorney ○ Notary fees ○ Escrow charges ○ Title insurance premiums ○ Fire and Hazard Insurance ○ Flood insurance premiums ○ Bona fide fees paid to a federal or state government agency that insures payment of some portion of a home loan