



FINANCING OPTIONS

for

Property at: **Atkinson Towers #1103**

Listed by: **Walter W Flood,R, phone: 922-1659**

List Price: **\$268,000**

15 day lock	80% Fixed	80% 5/1ARM	80%, 3/1 ARM
Loan Amount	\$214,400	\$214,400	\$214,400
Interest Rate	5.750%	5.250%	4.250%
Points	2.000%	1.000%	1.750%
Loan-to-Value	80.0%	80.0%	80.0%
Down Payment	\$53,600	\$53,600	\$53,600
Closing Costs**	8,400	6,200	7,800
Est. Cash Req'd.	\$62,000	\$59,800	\$61,400
Mo. Payment:			
P&I Payment	\$1,251.18	\$1,183.92	\$1,054.72
Property Tax	Included in maintenance fee		
Lease on Parking	42.08	42.08	42.08
Maintenance	215.08	215.08	215.08
	\$1,508.34	\$1,441.08	\$1,311.88
Qualifying:			
Est Inc Req(36%)	\$4,190	\$4,003	\$4,000
Max.MoDebt(40%)	\$168	\$160	\$160

20% down payment. No mortgage insurance or piggy back first and second. Coop pricing is shown.

**Closing Costs Estimate: points,loan fees,escrow, 1 1/2 mon. of Maint.Fees, taxes etc . . .

All rates and fees are subject to change without notice.

Rates and Points as of October 27, 2004
Franklin Kau

Advantage Mortgage, Inc.

1268 Young St. #305

Honolulu, HI 96814

Tel (808) 545-1234, Cellular (808) 226-1354

Fax: (808) 545-7777



This information is provided to assist real estate professionals and is not an advertisement to extend consumer credit as defined by section 226.6 of Regulation Z.

GOOD FAITH ESTIMATE

Date Prepared: October 27, 2004

This Good Faith Estimate is being provided by Advantage Mortgage, Inc., a mortgage broker, and no lender has yet been obtained.

Applicant(s):

Happy New Owner

15 day
L uke

Sales Price: \$ 268,000.00
 Loan Amount: \$ 214,400.00
 Gross Loan Amount: \$ 214,400.00
 Loan-to-value (LTV) Ratio: 80.00%

Mailing Address:

Loan Type: 30 year fixed
 Loan Term:(mos.) 360
 Interest Rate: 5.750%

Property Address: 419 A Atkinson Dr. #1103
 Honolulu, HI 96814

Occupancy: Owner Occupant
 LTV Ratio(Combined with subordinate financing): 80.00%

The information provided below reflects estimates of the charges which you are likely to incur at the settlement of your loan. The Fees listed are estimates -- the actual charges may be more or less. Your transaction may not involve a fee for every item listed. The numbers listed besides the estimates generally correspond to the numbered lines contained in the HUD-1 or HUD-1A settlement statement which you will be receiving at settlement. The HUD-1 and HUD1A settlement statement will show you the actual cost for items paid at settlement.

800 ITEMS PAYABLE IN CONNECTION WITH LOAN	900 ITEMS REQUIRED BY LENDER TO PAID IN ADVANCE
801 Loan Origination Fee: 1.375%	901 Ppd.Interest: 15 days @ \$33.78 per day \$ 506.70
802 Loan Discount Fee: 0.625%	902 Mortgage Insurance Premium \$ -
803 Appraisal Fee \$ 468.75	903 Hazard Insurance Premium \$ -
804 Credit Report \$ 43.40	904 Flood Insurance Premium \$ -
805 Lender's Inspection Fee \$ -	905 Buydown Fee \$ -
808 Underwriting Fee \$ 100.00	906 \$ -
809 Processing Fee \$ 300.00	907 \$ -
810 Tax Service Fee \$ 70.00	1000 RESERVES DEPOSITED WITH LENDER
811 Document Preparation \$ 250.00	1001 Hazard Ins. 7 mos. @ \$ - /mo. \$ -
812 Notary Fee \$ 20.00	1002 Mortgage Ins. 1 mos. @ \$ - /mo. \$ -
813 Quality Control Fee \$ 50.00	1004 Property Tax 7 mos. @ \$ - /mo. \$ -
814 Appraisal Review Fee \$ -	1006 Flood Ins.. mos. @ \$ - /mo. \$ -
815 Multiple Borrower Fee \$ -	1007 Lease Rent mos. @ \$ - /mo. \$ -
816 VA Funding Fee \$ -	1008 mos. @ \$ 42.02 /mo. \$ -
817 Condo Review Fee \$ 50.00	TOTAL ESTIMATED PREPAID/RESERVES \$ 506.70
818 Wire Service Fee \$ -	TOTAL ESTIMATED FUNDS TO CLOSE
819 Flood Certification Fee \$ 12.00	Purchase Price \$ 268,000.00
820 HUD Credit Alert Fee \$ -	Outstanding Mortgage, Balance (Refinance) \$ -
821 Application Fee \$ 100.00	Construction Cost \$ -
822 \$ -	Total Estimated Closing Costs \$ 7,856.97
823 Service Release Fee* (P.O.C.) \$ 504.16	Total Estimated Prepaid/Reserves \$ 506.70
824 Mortgage Broker Fee* (P.O.C.) \$ -	Subtotal \$ 276,363.67
	Less Gross Loan Amount \$ 214,400.00
	Less Subordinated Financing \$ -
	Less Closing Costs Paid by Seller \$ -
	Less Deposits in Escrow \$ -
	Less Application Deposit \$ 600.00
	Less Other Credits: \$ -
	Total Estimated: Cash From Borrower: \$ 61,363.67
	Cash Back To Borrower: \$ -
1200 GOVERNMENT RECORDING & TRANSFER CHARGES	TOTAL ESTIMATED MONTHLY PAYMENT
1201 Recording Fees \$ 100.00	Principal & Interest \$ 1,251.18
1205 Recording Fee - Hurricane Relief \$ -	Property Tax \$ -
1300 ADDITIONAL SETTLEMENT CHARGES	Hazard Insurance \$ -
1301 Survey \$ -	Flood Insurance \$ -
1302 Pest/Termite Inspection \$ -	Mortgage Insurance \$ -
1303 Trust Review Fee \$ -	Lease Rent \$ -
1304 Subordination Fee \$ -	Maintenance Fee/Association Dues \$ 215.08
1305 Maintenance Fee \$ 481.50	Others: \$ 42.02
1306 Condominium Transfer Fee \$ 215.00	Subordinate Financing \$ -
1307 Consent fee \$ 100.00	Total Estimated Monthly Payment \$ 1,508.28

* Fees paid outside of closing by Lender, at no cost to Borrower, not included as part of the total Settlement Costs.

As a condition to making this loan, certain settlement services and providers of these services may be required. Information for these required service providers is provided on the reverse side of this form.

These estimates are provided pursuant to the Real Estate Settlement Procedures Act of 1974, as amended (RESPA). Additional information can be found in the HUD Special Information Booklet, which is to be provided to you by your mortgage broker or lender, if your application is to purchase residential real property and the Lender will take a first lien on the property.

I/We acknowledge receipt of this Good Faith Estimate of Closing Costs and the HUD Settlement Cost booklet.

Applicant	Date
Applicant	Date