

**Rate One, Inc. The Mortgage People**

2506 Mt. Moriah Rd., Suite B-450, Memphis, TN 38115 - Phone (866) 307-0420 - (901) 259-2484 - Fax (866) 307-0480 - (901) 259-2489

**COMPARE OUR COSTS FOR YOUR PURCHASE TRANSACTION**

At Rate One, Inc. The Mortgage People, our goal is to provide our borrowers with the best rate and lowest total fees available for their mortgage transaction. As an informed consumer, you should always compare the rates, the terms and all of the related fees on the same day you are ready to lock your loan before selecting a Lender. At Rate One, Inc. The Mortgage People, we proudly lead the market with the lowest interest rates and lender controllable fees.

To assist you in your lender rate and fee comparison, we are providing you with a comparison table below. This table gives you specific information about your loan with us and itemizes our Lender charges to complete your purchase transaction. The table includes only charges that are under our control. Closing costs paid to third parties such as title insurance, recording fees and transfer taxes, and prorated costs such as prepaid interest, property taxes and homeowner’s insurance are not included because these fees will be the same regardless of which Lender you use. When you shop for the best loan, you should compare only the interest rate and those costs that the Lender can control.

We have tried to anticipate all of the possible fees other Lenders may charge. However, you should request a complete list of all lender controllable charges from each lender you are considering and get it guaranteed in writing. Then, fill in the fees charged by other Lenders on this table so that you can perform a side-by-side comparison of their costs with ours.

<b>Borrower’s Name:</b>		<b>Date:</b>	
<b>Loan Amount:</b>		<b>Time:</b>	
<b>Loan Type:</b>		<b>LTV:</b>	
<b>Principal &amp; Interest Payment:</b>		<b>Interest Rate:</b>	
<b>Monthly PMI Payment:</b>		<b>Lock Period:</b>	
<b>Total Monthly Payment: (excluding taxes &amp; insurance)</b>		<b>Prepared By:</b>	
<b>Interest Rate:</b>			
<b>Principal &amp; Interest Payment</b>			
<b>Monthly PMI Payment</b>			
<b>Total Monthly Payment: (excluding taxes &amp; insurance)</b>			

**BEWARE – YOU CANNOT COMPARE LENDERS ACCURATELY IF YOU DO NOT TELL THE LENDER YOU ARE READY TO LOCK THE LOAN THAT DAY AND GET ALL THE SAME INFORMATION FROM EACH LENDER IN WRITING ON THAT SAME DAY. IF NOT, YOU ARE SUBJECT TO OVERPAYING AND BAIT AND SWITCH BY NUMEROUS LENDERS!**

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**Closing costs: How do you compare?**

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<b>LENDER/BROKER FEES</b>	<b>Rate One</b>	<b>Other #1</b>	<b>Other #2</b>
Origination Fee			
Discount Points			
Administration Fee	0		
Application Fee	0		
Commitment Fee	0		
Courier Fee	0		
Document Preparation Fee	0		
Document Review Fee	0		
Funding Fee	0		
Mortgage Broker Fee	0		
Processing	0		
Shipping Fee	0		
Tax Service	0		
Underwriting	0		
Warehouse Fee	0		
Wire transfer	0		
<b>TOTAL</b>			
<b>THIRD-PARTY FEES</b>	<b>Rate One</b>	<b>Other #1</b>	<b>Other #2</b>
Appraisal			
Attorney or settlement fees			
Credit Report and Desktop Underwriting	\$55.00		
Flood certification			
Pest & other inspection			
Postage/courier			
Survey			
Title insurance			
Title work (Title search, plat drawing, name search)			
<b>GOVERNMENT FEES</b>	<b>Rate One</b>	<b>Other #1</b>	<b>Other #2</b>
Recording fee			
City/county/state tax stamps/intangible tax			