

**Description of General and Potential Mortgage Fees – Illinois**

<b><u>AJ Smith Estimated General Fees</u></b>	
Appraisal: (varies depending on property type/square footage)	\$ 350.00
Credit Report:	\$ 28.00
Origination Charge:	\$ 695.00
Flood Certification Fee:	\$ 20.00

<b><u>Other Potential Fees</u></b>	
Escrow Waiver: (based on LTV)	.25% - .375% one-time fee or .125 rate increase
Cash Out Fee: (70% or greater):	.125 rate increase
30-day Rate Lock:	\$1000; credited toward closing costs

<b><u>General Title Company Fees</u></b>	
Settlement/Closing Fee:	\$ 325.00
Title Search:	\$ 275.00
Release & Recording Fees:	\$ 183.00
<p>Title Insurance: This fee is regulated by the state and will be different depending on whether you are purchasing a property or applying for a refinance. Your Loan Officer can provide you with additional information.</p>	

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You will be subject to any prepaid interest due at closing as well as any deposits to your escrow account for the future payment of property taxes and homeowners insurance. These items are not closing costs.

Once you apply for a mortgage with AJ Smith FSB and your loan disclosures have been provided, we will collect a \$350 non-refundable appraisal fee.

We look forward to doing business with you. Please contact the loan department when you are ready to apply.

Loan Department Direct Phone: 708-237-8144

*This is not a good faith estimate of closing costs. It is merely to provide general information that may pertain to costs associated with a mortgage loan transaction*

