

POINTS AND FEES WORKSHEET

For Section 32 Loan Test

NOTE: This form is used by a loan broker when processing an equity mortgage or refinance on the borrower's principal residence, to calculate whether the yield and fees exceed Regulation Z Section 32 thresholds.

DATE: _____, 20____. Prepared by _____. Loan Application No. _____

POINTS AND FEES COMPILATION:

Points and fees are considered paid by Homeowner whether paid in cash, from the amount borrowed or added to the amount borrowed.

1. FINANCE CHARGES: Prepaid earnings received by Lender:

- 1.1 Loan discount \$ _____
- 1.2 Loan points \$ _____
- 1.3 Loan origination fee \$ _____
- 1.4 Per diem interest prepaid \$ _____
- 1.5 **TOTAL FINANCE CHARGES** \$ _____

2. LENDER FEES: Amount paid to Lender or Lender affiliates:

(Do not include loan application fee or premium for hazard insurance from an insurer chosen by Homeowner.)

- 2.1 Appraisal fee..... \$ _____
- 2.2 Credit report workup \$ _____
- 2.3 Processing fee \$ _____
- 2.4 Underwriting fee \$ _____
- 2.5 Loan set up fee \$ _____
- 2.6 Administrative fee \$ _____
- 2.7 Notary fee \$ _____
- 2.8 Escrow services \$ _____
- 2.9 Document preparation fee \$ _____
- 2.10 Lender's inspection fee \$ _____
- 2.11 Property survey cost \$ _____
- 2.12 Home inspection report \$ _____
- 2.13 Structural pest control \$ _____
- 2.14 Other _____ \$ _____
- 2.15 Other _____ \$ _____
- 2.16 **TOTAL LENDER FEES** \$ _____

3. LOAN BROKER FEES: Paid to party other than Lender:

- 3.1 Paid to Loan Broker..... \$ _____
- 3.2 Paid to a Finder \$ _____
- 3.3 **TOTAL BROKERAGE FEES** \$ _____

- 4. Premium for private mortgage insurance (PMI) (credit insurance).....\$ _____
- 5. Premium for life, disability or loss of income insurance.....\$ _____
- 6. **TOTAL POINTS AND FEES** for Section 32 test (lines 1.5, 2.2, 3.3, 4 and 5).....\$

TOTAL LOAN AMOUNT CALCULATION:

- 7. The amount borrowed.....\$ _____
(The amount borrowed is the amount of the loan under the loan application.)
- 8. Lender advances added to amount borrowed:
 - 8.1 Paid to _____ \$ _____
 - 8.2 Paid to _____ \$ _____
 - 8.3 **TOTAL ADVANCES**(+)\$ _____
- 9. Prepaid finance charges received by Lender:
 - 9.1 Loan discount\$ _____
 - 9.2 Loan points\$ _____
 - 9.3 Origination fee\$ _____
 - 9.4 Prepaid per diem interest\$ _____
 - 9.5 Loan Broker fee paid to Lender\$ _____
 - 9.6 **TOTAL PREPAID FINANCE CHARGES**(-)\$ _____
- 10. **SUBTOTAL:** Reg Z amount financed (lines 7 and 8.3 less line 9.6)\$ _____
- 11. Lender advances at line 8 paid to Lender or controlled business:
 - 11.1 _____ \$ _____
 - 11.2 _____ \$ _____
 - 11.3 **TOTAL LENDER ADVANCES PAID TO CONTROLLED BUSINESS**(-)\$ _____
- 12. **TOTAL LOAN AMOUNT** under Reg Z Section 32 (line 10 less line 11.3)\$
(Basis for calculating the percentage of the total loan amount represented by points and fees.)

PERCENTAGE FOR POINTS AND FEES TEST:

- 13. **TOTAL** points and fees (enter from line 6)\$ _____
- 14. **TOTAL** loan amount (enter from line 12).....(+)\$ _____
- 15. Percentage of total loan amount represented by points and fees (divide line 13 by line 14) _____%

NOTE: If the percentage figure at line 15 is greater than the applicable Federal Securities Rate plus ten percentage points, Reg Z Section 32 imposes additional disclosures, limitations and prohibitions on the loan.