

# "NO FEES"

## Mortgage Loan Program

### Discounted Closing Fees

Program Costs	Standard Market Cost	MEMBER SAVINGS!
Application Fee	\$300	\$300
Appraisal Fee	\$325	\$325
Commitment Fee (1)	\$1,375	\$1,375
Loan Origination Fee	\$2,750	\$2,750
Credit Report	\$60	\$60
Document Prep Fee	\$250	\$250
Underwriting Fee / Processing Fee	\$375	\$375
<b>TOTALS</b>	<b>\$5,435</b>	<b>\$5,435</b>

### MORTGAGE LOAN COSTS:

Application Fee	\$0
Appraisal Fee	\$0
Commitment Fee (1)	\$0
Loan Origination Fee	\$0
Credit Report	\$0
Document Prep Fee	\$0
Underwriting Fee / Processing Fee	\$0
<b>TOTALS</b>	<b>\$0</b>

### SETTLEMENT CHARGES:

Bank Attorney's Fee	\$675
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### TITLE INSURANCE COST:

Charges/Other Fees	\$250
CONTRACT ATTORNEY FEE:(2)	\$750 *
HOMEOWNERS INS.	\$1,250 *

### Non-Discountable/Mandatory Closing Fees

TITLE INSURANCE POLICY	\$2,250	per N.Y.S. Insurance Dept.
RECORDING FEES	\$625	County surcharge
MORTGAGE TAX(3)	\$2,200	NYS surcharge
REAL ESTATE TAX ESCROW (4)	\$2,500	Lender requirement
TAX SERVICE/FLOOD CERT.	\$100	Lender requirement
<b>Total Closing Costs</b>	<b>\$9,350</b>	Total Savings...
		<b>\$6,635</b>

**This represents a 43% Savings in overall closing costs ...with No Points!**

All fees estimated are based on a single family purchase price of \$350,000 and a mortgage of \$275,000.

- (1) Commitment fees are 1/2 % of the loan amount and are charged to the borrower when he/she receives a mortgage commitment. This fee is then credited at closing. In the event a closing does not take place, the borrower loses this money.
- (2) Optional.
- (3) Mortgage tax is .8% outside New York City (1.8% in New York City).
- (4) Lender requires approximately 6 months of pre-paid real estate tax payment on reserve.

### Our Exclusive...

## NO POINTS/NO FEES MORTGAGE LOAN PROGRAM

for  
**Court Officers Benevolent Assoc. of Nassau County**

The **KMF Group** is a unique real estate service group offering a "discounted" one-stop shopping solution for the homebuyer. Through our affiliate, **Members Mortgage Corp.**, we have designed a mortgage and related services discount program specifically to benefit **New York City Firefighters both active and retired.**

This exclusive program will provide **No Points/No Fees** mortgages at below market rates for all union members. This **No Points/No Fees** mortgage program will provide mortgages for residential homes, condo's, investment prop. etc.

Our discounted package of services includes your mortgage, title insurance, homeowners insurance, settlement services and attorney services.

This program is offered as a "total comprehensive package" to participating union members, and will not only save each member significant money over the life of the mortgage, but will also save each member **an average of \$6,600** off their total overall closing costs! A complete summary of closing costs and member savings are outlined on the following pages.

**Don't let the other lenders fool you.  
This is the Real Deal..**

## **Everything is IN WRITING!**

**Call us today at**  
**Members Mortgage Corp.**  
**(516) 622-9000**  
[www.membersmortgagecorp.com](http://www.membersmortgagecorp.com)