



SOLID
GETS
THE FACTS

Understanding Your
Good Faith Estimate



The disclosures you receive when applying for mortgage financing are valuable tools in your search for the right loan. We've prepared this booklet to help you understand one of the most important disclosures all lenders are required to provide - the Good Faith Estimate.

We hope this booklet will help you shop smarter and be confident in the choices you make, because we believe you deserve to be well informed about your mortgage financing.

Good Faith Estimate (GFE)

All lenders must disclose to you details about the terms of the loan they are offering and the normal costs associated with the loan. It may seem like a lot of paperwork, but disclosures provide you with vital information that can help you make a wise decision.

Within three business days of receiving your completed mortgage application, SunTrust Mortgage, Inc. will send you a very important disclosure that will help you compare our loan terms with those from other lenders. This disclosure is called the Good Faith Estimate.

All lenders must use the same standard GFE form when disclosing their loan terms. The GFE specifies which costs will be charged by the lender, the settlement agent or attorney, and other third-party service providers, such as an appraiser. These costs are referred to as "settlement charges" on the GFE but are commonly called "closing costs."

Because the GFE is used by all lenders and the charges are consistently labeled and grouped into specific categories, you will be able to accurately compare financing costs.

The terms of your loan

The first page of the GFE discloses some important information about your loan, such as whether the loan has an interest rate that can change and how long the loan terms are available. It also provides the name and contact information of your SunTrust Mortgage loan officer and the effective date of the GFE.

GFE — Page 1



Good Faith Estimate (GFE)

OMH Approval No. 2502 0265

Name of Originator Originator Address Originator Phone Number Originator Email	Borrower Borrower Address Date of GFE
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Purpose

This GFE gives you an estimate of your settlement charges and loan terms. You are approved for a mortgage loan from SunTrust Bank. See the SunTrust Bank Booklet of Settlement Charges, the Business Lending Disclosure, and other consumer information at www.suntrust.com. You should take to proceed with this loan, contact us.

Shopping for your loan

Only you can shop for the best loan for you. Compare this GFE with other loan offers so you can find the best loan. Use the shopping chart on page 3 to compare all the offers you receive.

1 Important dates

- The interest rate for this GFE is available through . After that time, the interest rate, some of your loan Origination Charges, and the monthly payment shown below can change until you lock your interest rate.
- This estimate for all other settlement charges is available through .
- After you lock your interest rate, you must go to settlement within days (your rate lock period) to receive the locked interest rate.
- You must lock the interest rate at least days before settlement.

2 Summary of your loan

Your initial loan amount is:	\$	yearly
Your loan term is:		%
Your initial interest rate is:		(per month)
Your initial monthly amount owed for principal, interest, and any mortgage insurance is:	\$	%
Can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of %	
Can the interest rate change without your consent?	<input type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of %	
Event if you make payments on time, can your loan balance rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be as much as \$ per month and the monthly amount owed can rise to as much as \$	
Event if you make payments on time, can your interest rate rise?	<input type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be as much as % and the monthly amount owed can rise to as much as \$	
Does your loan have a prepayment penalty?	<input type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$	
Does your loan have a balloon payment?	<input type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ due on <input type="text"/> years	

3 Escrow account information

Some lenders require an escrow account to hold funds for paying property taxes or other property-related charges in addition to your monthly amount owed for your loan? Do we require you to have an escrow account. You must pay these charges directly when due. No, you do not have an escrow account. It may or may not cover all of these charges. Ask us. Yes, you do have an escrow account. It may or may not cover all of these charges. Ask us.

4 Summary of your settlement charges

A Your Adjusted Origination Charges (See page 2)	\$
B Your Charges for All Other Settlement Services (See page 2)	\$
A + B Total Estimated Settlement Charges	\$

Good Faith Estimate (GFE)

1 Important dates: This section of the GFE tells you how long the interest rate quote and settlement cost estimates are valid. If you lock in your interest rate at application, it gives you the number of days you have to close your loan before your rate expires. If you do not lock in your interest rate at application, your interest rate will "float" up or down with the market. The GFE tells you how many days before closing you have to lock in your interest rate if you've chosen to float.

2 Summary of your loan: This section shows you the exact amount of the loan you've applied for, how many years you will have to repay the loan, and how much your initial monthly payment will be. The dollar amount shown for your initial monthly payment represents the principal, interest, and any mortgage insurance. If you have applied for an interest-only loan, the initial monthly payment will only represent the interest and any mortgage insurance.

A Can your interest rate rise? If you have applied for an adjustable rate mortgage (ARM), the answer to this question will be marked "yes," because your interest rate is variable and may actually increase after a specified period of time. This section also states the maximum percentage the interest rate may rise and the date of the first interest rate change.

B Even if you make payments on time, can your loan balance rise? If your loan has a negative amortization feature, the answer to this question will be marked "yes," because the mortgage payment you make is for an amount that is less than the interest due. Therefore, the difference you owe is added to the principal balance. SunTrust Mortgage does not offer loans with negative amortization features.

C Even if you make payments on time, can your monthly amount owed for principal, interest and any mortgage insurance rise? This box will be marked "yes" if you have applied for an ARM, because the interest rate on your loan is variable after a specified period of time.

D Does your loan have a prepayment penalty? If the loan being offered to you has a prepayment penalty, the answer to this question will be marked "yes." You will also see the maximum dollar amount you will be charged if you pay off your loan before the maturity date.

E Does your loan have a balloon payment? Loans with a balloon payment are typically short-term loans. At the end of the term, the remaining principal balance of the loan is due all at once in a lump-sum payment. This is called the balloon payment.

3 Escrow account information: If your loan requires escrow, the answer to this question will be marked "yes." Escrow refers to funds that are collected monthly by your lender to pay your taxes, homeowner's insurance, and flood insurance, if applicable. In some states, these funds may be called "impounds."

Escrow payments are additional to the principal, interest and any mortgage insurance you pay. The monthly amount due for escrow may increase, because it is based on anticipated real estate tax assessments and insurance premiums which change periodically.

4 Summary of your settlement charges: This is a summary of the closing costs, which are detailed on page two of the GFE.

Estimated closing costs

Your estimated closing costs are split into two sections. Section A contains those costs charged by SunTrust Mortgage. Section B are all other costs associated with the closing.

A – Your adjusted origination charges

- 1 Our origination charge:** This is our charge for originating the loan. This amount covers the costs for document review and handling, inspections, wiring of funds, rate locks, application processing and any other charges related to the administration of your loan origination.
- 2 Your credit or charge (points) for the specific interest rate chosen:** This box relates to any charges (“points” or “discount points”) you must pay or any credits you might receive for getting a certain interest rate.

As a lender, SunTrust Mortgage is permitted to include your credit or charge, if any, in the total origination charge listed in Box 1. If a credit or charge has been included in the amount shown in Box 1, the first block in Box 2 will be marked, and your interest rate will be indicated.

If you want a lower interest rate, you can pay points. If you want a credit to help offset all or a portion of the closing costs, you can select a higher interest rate.

1 GFE – Page 2

Understanding your estimated settlement charges

Your Adjusted Origination Charges	
1. Our origination charge This charge is for getting this loan for you.	
2. Your credit or charge (points) for the specific interest rate chosen <input type="checkbox"/> The credit or charge for the interest rate of [] % is included in "Our origination charge." (See item 1 above.) <input type="checkbox"/> You receive a credit of \$ [] for this interest rate of [] %. This credit reduces your settlement charges. <input type="checkbox"/> You pay a charge of \$ [] for this interest rate of [] %. This charge (points) increases your total settlement charges. <small>The tradeoff table on page 3 shows that you can change your total settlement charges by choosing a different interest rate for this loan.</small>	
A Your Adjusted Origination Charges	\$

Some of these charges can change at settlement. See the top of page 3 for more information.

Your Charges for All Other Settlement Services	
3. Required services that we select These charges are for services we require to complete your settlement. We will choose the providers of these services. Service Charge	
4. Title services and lender's title insurance This charge includes the services of a title or settlement agent, for example, and title insurance to protect the lender, if required.	
5. Owner's title insurance You may purchase an owner's title insurance policy to protect your interest in the property.	
6. Required services that you can shop for These charges are for other services that are required to complete your settlement. We can identify providers of these services or you can shop for them yourself. Our estimates for providing these services are below. Service Charge	
7. Government recording charges These charges are for state and local fees to record your loan and title documents.	
8. Transfer taxes These charges are for state and local fees on mortgages and home sales.	
9. Initial deposit for your escrow account This charge is held in an escrow account to pay future recurring charges on your property and includes [] all property taxes, [] all insurance, and [] other []	
10. Daily interest charges This charge is for the daily interest on your loan from the day of your settlement until the first day of the next month or the first day of your normal mortgage payment cycle. This amount is \$ [] per day for [] days (if your settlement is [])	
11. Homeowner's insurance This charge is for the insurance you must buy for the property to protect from a loss, such as fire. Policy Charge	
B Your Charges for All Other Settlement Services	\$
A + B Total Estimated Settlement Charges	\$

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11

A

B



Good Faith Estimate (HUD-GFE) 2

B – Your charges for all other settlement services

3 Required services that we select: This box contains fees for services provided by third-parties, other than the settlement agent or attorney. Examples of the types of services that appear in this box include appraisals, flood certifications, credit reports, and any mortgage insurance paid upfront. SunTrust Mortgage selects the vendors who provide these services. The GFE will identify each required service along with the associated charge, and the sum of all the charges will be shown in the total column for this box.

4 Title services and lender's title insurance: Charges relating to the actual closing of your loan, such as those charged by the settlement agent or attorney, are contained in this box. Examples of settlement services include conducting title searches, ordering title insurance, preparing settlement statements, and receiving and disbursing loan proceeds. The amount in this section would also include any lender's title insurance premiums. Lender's title insurance protects SunTrust Mortgage from loss if the title search proves to be defective and the validity of our Deed of Trust or Mortgage is ever challenged.

We are required to provide you with a guaranteed quote for title services; however, you do not have to choose the provider we have identified. You may shop for your own. If you do select your own provider, any cost guarantees given by SunTrust Mortgage will not apply.

5 Owner's title insurance: If you are purchasing a property, we are required to provide you with a guaranteed quote for an owner's title insurance policy. This type of policy insures your rights of ownership and covers your interests exclusively.

6 Required services that you can shop for: This section details any other services we may require as a condition of settling your loan. Examples of these services might include surveys or pest inspections. Each required service will be indicated on the GFE along with a guaranteed quote from a provider we have selected.

You don't have to use the provider we've identified for these services and may shop around for your own; however, if you do not choose the provider we've identified, any cost guarantees given by SunTrust Mortgage will not apply.

7 Government recording charges: These are costs typically charged by state and local governments for recording the new legal documents associated with the transaction, such as the Deed and the Deed of Trust or Mortgage.

8 Transfer taxes: A real estate transfer tax is paid when the title passes from one owner to another. The actual amount charged by state and local governments varies.

9 Initial deposit for your escrow account: We may require an initial deposit to set up your escrow account. The reason for an early build up of funds into this account is that SunTrust Mortgage may otherwise be required to pay for real estate taxes and/or homeowner's insurance on your behalf before we have enough money to do so.

10 Daily interest charges: This charge is for the interest you will prepay from the date that SunTrust Mortgage disburses your loan proceeds through the end of the month.

11 Homeowner's insurance: For your safety and ours, we require you to have homeowner's insurance to protect the property and home from different types of loss. This box lists any required insurance premiums that must be paid either before or at closing, such as homeowner's hazard insurance and flood insurance, if applicable.

Updating closing cost estimates

If after you receive the GFE it becomes necessary to update a charge, we must disclose the change to you using a revised GFE. By law, there must be specific, documented circumstances for a lender to justify a re-disclosure of the GFE and an increase in fees. For example:

- After an inspection of the property, it is determined that the property lies within an area that's prone to flooding. Flood insurance is now required.
- When you applied for your loan, you believed interest rates would improve so you decided to float your interest rate. Eventually, you lock in the interest rate and pay discount points, which impacts the interest rate related charges originally disclosed to you.
- You change your mind about the loan program after receiving your GFE and decide to select a different loan program.

If there are circumstances that justify an increase in fees and a revised GFE, lenders are restricted to changing only the fees that relate to the changed circumstance. They are not permitted to increase unrelated charges.

The final page of the GFE provides you with some additional information and comparison tools to help you shop for mortgage financing.

1 Understanding which charges can change at settlement:

- Charges that cannot increase at settlement
 - Charges that, in total, can increase up to 10% at settlement
 - Charges that can change at settlement
- In those instances where you have chosen your own service provider, rather than using the one we have identified, the associated charges can change at closing and will not be subject to restrictions on increases.

2 Using the tradeoff table: For some loan programs, you can choose to lower your closing costs in exchange for a higher interest rate, or choose a lower interest rate in exchange for higher closing costs. The tradeoff table can be used to do some "what if" calculations of your own; or, you can ask your loan officer about any other available options.

3 Using the shopping chart: This comparison chart is provided so you can compare multiple mortgage financing offers. Fill in each column with the information from the GFEs you receive. This will help you consider not only the interest rate or the settlement charges but all the terms of the loan and whether they meet your needs.



Instructions

Understanding which charges can change at settlement
 Actual costs. Compare the charges on the HUD-1 with the charges on this GFE. Charges can change if you select your own provider and do not use the company we identify. (See below for details.)
 These charges cannot increase up to 10% at settlement.
 These charges can change at settlement.

<ul style="list-style-type: none"> • Our origination charge • Your credit or charge (points) for the specific interest rate chosen (later you lock in your interest rate) • Title services and lender's title insurance (if we select them or identify) • Title services and lender's title insurance (if you do not use our services and identify) • Loan lock (if you use our services and identify) • Required services that you can stop (if you do not use our services and identify) • Change title insurance (if you use our services and identify) • Change title insurance (if you do not use our services and identify) • Equal deposit for your escrow account • Daily interest charges • Homeowner's insurance 	<ul style="list-style-type: none"> • Broker's taxes • Required services that you can stop (if you use our services and identify) • Government recording charges
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Using the tradeoff table

In this GFE, we offered you this loan with a particular interest rate and estimated settlement charges. However, if you want to choose this same loan with a lower interest rate, then you will have a higher settlement charge. If you would like to choose an available option, you must ask us for a new GFE. Loan originators have the option to compare the table. Please ask for additional information if the table is not completed.

Your initial loan amount	Your initial interest rate	Your initial monthly amount owed	Change in the monthly amount owed from this GFE	Change in the amount you will pay at settlement with this interest rate	How much your total estimated settlement charges will be
\$	%	\$	No change	Your settlement charges will be reduced by \$	\$
\$	%	\$	You will pay \$ less every month	Your settlement charges will increase by \$	\$
\$	%	\$			\$

1

2

3

Using the shopping chart

Let us start to compare GFEs from different loan originators. Fill in the information by using a different column for each GFE you receive. By comparing loan offers, you can shop for the best loan.
 If an adjustable rate loan, the components above are for the initial interest rate before adjustments are made.
 Loan originator name
 Initial loan amount
 Loan term
 Initial interest rate
 Initial monthly amount owed
 Rate lock period
 Can interest rate rise?
 Can loan balance rise?
 Can monthly amount owed rise?
 Prepayment penalty?
 Balloon payment?
Total Estimated Settlement Charges

If your loan is sold in the future
 Some lenders may sell your loan after settlement. Any fees lenders receive in the future cannot change the loan you receive or the charges you paid at settlement.





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MORTGAGE
Live Solid. Bank Solid.

SunTrust Client Commitment: SunTrust will never send unsolicited emails asking clients to provide, update or verify their personal or account information, such as passwords, Social Security numbers, personal identification numbers (PINs), credit or Check Card numbers, or other confidential information. As always, SunTrust respects your privacy.

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