

REG Z FINANCE CHARGES & GAFLA “POINTS & FEES”

| SETTLEMENT STATEMENT SECTION/ITEM | INCLUDED IN “FINANCE CHARGE” FOR APR CALCULATION | INCLUDED IN GFLA “POINTS & FEES” CALCULATIONS |
|---|---|---|
| Section 700 | No | No |
| Section 800 | Yes | Yes |
| Line 801-Loan Origination Fee | | |
| Line 802-Loan Discount | Yes | Yes (except 2 bona fide discount points) |
| Loan 803-Appraisal Fee | No | No (1) |
| Line 804-Credit Report | No | No (1) |
| Line 805-Lender’s Inspection Fee | Yes - if this fee is for inspections that will be conducted subsequent to closing (e.g., a construction/permanent loan) | No (1) |
| Line 806-Mortgage Insurance Application Fee | No | No |
| Line 807-Assumption Fee | Yes | Yes |
| Line 8xx-Flood Determination Fee | Yes - only the initial determination fee needs to be included; however, you may include the entire fee without violating Reg Z. | No (1) |
| Line 8xx-Tax Service Fee | Yes | No (1) |
| Line 8xx-Underwriting Fee | Yes | Yes |
| Line 8xx-Courier Fee | Yes - if required by lender | Yes – if required by lender |
| Line 8xx-Mortgage Broker Fee(s) | Yes | Yes (3) |
| Section 900 | Yes | No |
| Line 901-Interest | | |
| Line 902-Mortgage Insurance Premium | Yes | Yes |
| Line 903-Hazard Insurance Premium | No | No |
| Line 9xx-FHA Up-Front Premium | Yes | Yes |
| Line 9xx-VA Funding Fee | Yes | Yes |
| Section 1000 | No | No |
| Line 1001-Hazard Insurance | | |
| Line 1002-Mortgage Insurance | Yes | Yes |
| Line 1003-City Property Taxes | No | No |
| Line 1004-County Property Taxes | No | No |
| Line 1005-Annual Assessments | No | No |
| Section 1100 | Yes | No (2) |
| Line 1101-Settlement/Closing Fee | | |
| Line 1102-Abstract of Title Research | No | No (1), (2) |
| Line 1103-Title Examination | No | No (1), (2) |
| Line 1104-Title Insurance Binder | No | No (1), (2) |
| Line 1105-Document Preparation | No | No (1), (2) |
| Line 1106-Notary Fees | No | No (1), (2) |
| Line 1107-Attorney’s Fees | No | No (2) |
| Line 1108-Title Insurance | No | No (1), (2) |
| Line 1109-Lender’s Coverage | No | No (1), (2) |
| Line 1110-Owner’s Coverage | No | No (1), (2) |
| Section 1200 | No | No |
| Line 1201-Recording Fees | | |
| Line 1202-City/County Tax Stamps | No | No |
| Line 1203-State Tax/Stamps | No | No |
| Section 1300 | No | No (1) |
| Line 1301-Survey | | |
| Line 1302-Pest Inspection | No | No (1) |

- (1) This fee is not included in the GAFLA “points and fees” calculation unless the lender or an affiliate receives compensation for the service.
- (2) This fee is not included in the GAFLA “points and fees” calculation if the customer is permitted to select an attorney from the lender’s approved list of three or more attorneys.
- (1) & (2) If an affiliated attorney received fees for these services, the fees would be “points and fees” under the GAFLA regardless of whether the customer is permitted to select an attorney from the lender’s approved list.
- (3) A “service release premium” in a secondary market transaction is not including in the GAFLA “points and fees” calculation.