



MyLendingplace.com

512-996-8194 Austin | 972-325-2120 Dallas | 713-589-2244 Houston

ion@mylendingplace.com

NMLS #270370 | #299445

“What are your closing costs?”

This is very common question. So to make your loan shopping easier we're posting this simple *what-to-expect Good Faith Estimate* (GFE). Naturally, if just want to know today's rates please call us at 512-996-8194.

As a no-point lender we don't charge "points." Remember, wherever you go—every bank charges the same standard fees. Every bank, no matter what they call them, will have an underwriting fee, a lender fee, a processing fee, title fee & a title policy. However, if your bank charges you "points"—which are usually 1% of your loan balance—this raises your closing costs significantly.

Banks charge points because they know you want a low rate. And by charging you more fees upfront they can offer you lower rates. We, on the other hand, believe customers want great rates AND reasonable closing costs. That's what makes us different and that's why we don't charge buy down fees, application fees or points.

For example, if you want to buy or refinance a \$200,000 home loan at Bank of America, Chase, or Wells Fargo expect to pay \$2,000 (1%) in lender fees alone! Our lender fee is \$500.

Our customers care about rates & closing costs. And this is why on larger loans our lender fees can be 50-75% lower than places like Bank of America, Wells Fargo, or Chase Bank.

Remember, every lender you might call is going to charge the *same non-lender fees* so it really just comes down to what the lender is going to charge you, right? Here are our closing fees:

Lender fee:	\$500 (MyLendingplace.com)
Application fee:	\$0
Loan Points:	\$0
Bank's Underwriting fee:	\$875 (Bank A), \$815 (Bank B), \$945 (Bank C)
Appraisal:	\$400-\$425 Banks require this paid upfront.
Processing:	\$450
Title Policy:	This is a state-mandated fee and varies according your loan amount.... <ul style="list-style-type: none">o \$100,000 \$885 (no cash out)o \$200, 000 \$1445 (no cash out)o \$300,000 \$2007 (no cash out)o \$417,000 \$2651 (no cash out)
Title Escrow Fee:	\$250-\$300 (Every title company is different. Yes, we can use any title company you wish.)
Title Misc Fees:	\$275 (Recording, Notary, Atty fees)
Other Potential Fees:	\$200 Escrow Waiver (if you want to pay your own taxes and insurance)

[Click here](#) to start your free, no obligation mortgage/refinance application

Home of the “no point” \$500 mortgage or refinance

[512-996-8194](tel:5129968194) Austin | [972-325-2120](tel:9723252120) Dallas | [713-589-2244](tel:7135892244) Houston