

1-8-2010 NJHMFA Bulletin - NJHMFA Sellers Guide Revision – Permissible Fees

Below is new language for NJHMFA's Seller's Guide Section 2.103 "Permissible Fees". This change is being made in order to conform with the new HUD RESPA requirements pertaining to the GFE and HUD-1 that became effective 1/1/10. This revision addresses the maximum amount that a lender originating a NJHMFA loan may charge and disclose on the GFE on Line 1 titled "Our origination charge" and on the HUD-1 Line 801 titled "Our origination charge".

Revision:

Section 2.103 Permissible Fees. Seller may collect an Origination Charge not to exceed \$325 from the loan applicant to cover its out-of-pocket origination costs. This charge should be the same as the Origination Charge listed on the HUD-GFE. The Origination Charge includes, when applicable, such items as the Tax Service fee, DU underwriting charge, and delivery service costs. Required Services such as appraisal, credit report, flood and termite certifications, and other costs reported separately on the HUD-GFE are not included in the Origination Charge.