



Qualified Mortgage (QM) Points and Fees Worksheet

Borrower Name _____ Citi Loan # _____ Date _____

Purpose: Citibank requires a complete itemization of all points and fees to confirm loans delivered for purchase are in compliance with the final Qualified Mortgage rule as published by the CFPB.

Loan Classifications

Indicate below the Loan Classification applicable to the loan identified above: (check one)

Note: All loans, AUS or General (manual underwrite), must be originated in accordance with Agency guidelines.

<input type="checkbox"/>	ASH	Agency QM with Safe Harbor
<input type="checkbox"/>	ARP	Agency QM with Rebuttable Presumption (only available for FHA & VA non-streamlined loans)
<input type="checkbox"/>	GSH	General QM with Safe Harbor
<input type="checkbox"/>	GRP	General QM with Rebuttable Presumption (only available for FHA & VA non-streamlined loans)
<input type="checkbox"/>	AGSH	Meets both Agency QM and General QM with Safe Harbor
<input type="checkbox"/>	AGRP	Meets both Agency QM and General QM with Rebuttable Presumption (FHA & VA non-streamlined only)
<input type="checkbox"/>	Non QM	Entitled to neither Safe Harbor or Rebuttable Presumption (Not eligible for purchase)

QM Points and Fees Calculation Summary

Total Lender Fees All finance charges that are "Paid by Borrower at Close" or "Paid Borrower POC" (excludes interest, federal & state MIP and guarantee fees, PMI, bona fide 3rd party charges & bona fide discount points). (i.e., Commitment Fee, Application Fees, etc.)	\$
Total Affiliate Fees Fees paid to an affiliate of the creditor which are excluded from the finance charge but included in the points and fees calculation (i.e., appraisal fees, title fees, etc.)	\$
Borrower Paid Discount Points Total loan discounts paid by the borrower to buy down the interest rate of the Loan	\$
Third-Party Paid Discount Points Discount points paid by a third party (other than the Seller) to buy down the rate of the Loan	\$
Bona Fide Discount Points Excluded Up to two (2) bona fide discount points may be excluded from points and fees if the undiscounted rate does not exceed the APOR by more than 1%; or up to one (1) bona fide discount point may be excluded from points and fees if the undiscounted rate does not exceed the APOR by more than 2%. The interest rate reduction must be "consistent with established industry practice". <i>NOTE: If excluding points, a Discount Verification form (Exhibit 44) or similar form must be submitted.</i>	\$
Total Other Fees Fees that are charged to borrower at close or paid outside of closing (POC) that are not considered lender or affiliate fees that must be considered in the QM points and fees test (e.g., mortgage insurance premiums, credit life insurance)	\$
Loan Originator Compensation Compensation paid to the mortgage broker by the loan originator (Correspondent) that is attributed to the transaction at the time the interest rate is set	\$
Total QM Loan Amount Amount Financed minus all fees in the points and fees test that are NOT finance charges (excludes loan originator comp)	\$
HOEPA APR For a transaction in which the APR will not vary during the term of the loan or credit plan, the APR is based on the interest rate in effect as of the date the interest rate for the transaction is set. For a transaction in which the interest rate may vary during the term of the loan or credit plan in accordance with an index, the APR is based on the interest rate that results from adding the maximum margin permitted at any time during the term of the loan or credit plan to the value of the index rate in effect as of the date the interest rate for the transaction is set, or the introductory interest rate, whichever is greater.	%

Affiliate Business Relationship Information -

Were any of the points and fees paid to an affiliate of the broker and/or lender on this transaction? Yes No

If yes, provide the Affiliate Company names:

- 1) _____ 3) _____
 2) _____ 4) _____

Bona Fide Discount Point(s) Information -

Were Bona Fide Discount Points excluded from points and fees total? Yes No

If yes, enter the excluded points as applicable:

Bona Fide Discount Points Excluded (as %): _____%

Bona Fide Discount Fee Excluded (in \$): \$ _____

Fully Adjusted Par Rate: _____%

APOR at time of Lock (Consumer Rate Set Date): _____%

NOTE: If excluding points, a Discount Verification form (Exhibit 44) or similar form must be submitted.

Itemization of Fees

Itemization of Fees included in the QM Points and Fees Calculation (as shown on the Closing Disclosure).

TOTAL LENDER FEES							
Fee Name	Fin-anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
TOTAL AFFILIATE FEES							
Fee Name	Fin-anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
TOTAL PAID DISCOUNT POINTS							
Fee Name	Fin-anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
TOTAL OTHER FEES							
Fee Name	Fin-anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
LOAN ORIGINATOR COMPENSATION							
Fee Name	Financ ed	APR Sensit ive	POC	Total Fee Amount	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

QM Points and Fees Calculation Summary **4**

Total Lender Fees All finance charges that are "Paid by Borrower at Close" or "Paid Borrower POC" (excludes interest, federal & state MIP and guarantee fees, PMI, bona fide 3rd party charges & bona fide discount points). (i.e., Commitment Fee, Application Fees, etc.)	\$ 5
Total Affiliate Fees Fees paid to an affiliate of the creditor which are excluded from the finance charge but included in the points and fees calculation (i.e., appraisal fees, title fees, etc.)	\$ 6
Borrower Paid Discount Points Total loan discounts paid by the borrower to buy down the interest rate of the Loan	\$ 7
Third-Party Paid Discount Points Discount points paid by a third party (other than the Seller) to buy down the rate of the Loan	\$ 8
Bona Fide Discount Points Excluded Up to two (2) bona fide discount points may be excluded from points and fees if the undiscounted rate does not exceed the APOR by more than 1%; or up to one (1) bona fide discount point may be excluded from points and fees if the undiscounted rate does not exceed the APOR by more than 2%. The interest rate reduction must be "consistent with established industry practice". <i>NOTE: If excluding points, a Discount Verification form (Exhibit 44) or similar form must be submitted.</i>	\$ 9
Total Other Fees Fees that are charged to borrower at close or paid outside of closing (POC) that are not considered lender or affiliate fees that must be considered in the QM points and fees test (e.g., mortgage insurance premiums, credit life insurance)	\$ 10
Loan Originator Compensation Compensation paid to the mortgage broker by the loan originator (Correspondent) that is attributed to the transaction at the time the interest rate is set	\$ 11
Total QM Loan Amount Amount Financed minus all fees in the points and fees test that are NOT finance charges (excludes loan originator comp)	\$ 12
HOEPA APR For a transaction in which the APR will not vary during the term of the loan or credit plan, the APR is based on the interest rate in effect as of the date the interest rate for the transaction is set. For a transaction in which the interest rate may vary during the term of the loan or credit plan in accordance with an index, the APR is based on the interest rate that results from adding the maximum margin permitted at any time during the term of the loan or credit plan to the value of the index rate in effect as of the date the interest rate for the transaction is set, or the introductory interest rate, whichever is greater.	13 %

4. This section is used to provide a summary of all fees included in the QM Points and Fees calculation.
5. Total finance charges payable to the lender by the borrower at close or POC.
6. Total fees excluded from the finance charge but are paid to an affiliate of the lender by the borrower at close or POC.
7. Fees paid by the borrower to buy-down the interest rate.
8. Fee paid by a third-party (excluding the seller) to buy-down the interest rate.
9. Enter the amount of bona fide discount points excluded from the points and fees calculation.
10. Enter total fees that are charged to the borrower at close or POC not captured in 4 through 5 but must be included in the Points and Fees test.
11. Compensation paid to the mortgage broker by the Correspondent that is attributed to the transaction at the time the interest rate is set.
12. Enter the Total Loan Amount as defined by section 1026.32 (4)(i) of Regulation Z.
13. Enter the APR used in the calculation to establish that the loan is NOT HOEPA High Cost.

Affiliate Business Relationship Information - 14	
Were any of the points and fees paid to an affiliate of the broker and/or lender on this transaction? 15 <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, provide the Affiliate Company names: 16	
1) _____	3) _____
2) _____	4) _____
Bona Fide Discount Point(s) Information 17	
Were Bona Fide Discount Points excluded from points and fees total? 18 <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, enter the excluded points as applicable: 19	
Bona Fide Discount Points Excluded (as %): _____ %	
Bona Fide Discount Fee Excluded (in \$): \$ _____	20
Fully Adjusted Par Rate: _____ %	
APOR at time of Lock (Consumer Rate Set Date): _____ %	
<i>NOTE: If excluding points, a Discount Verification form (Exhibit 44) or similar form must be submitted.</i>	

- 14.** This section is used to identify affiliates. Affiliates are defined by the Bank Holding Company Act of 1956 (12 U.S.C. 1841 et seq.) as, "Any company that controls, is controlled by, or is under common control with another company."
- 15.** Enter "X" in the appropriate field (Yes or No) to indicate if fees were paid to an affiliate on this loan.
- 16.** If question 15 is Yes, list the company name of each affiliate to which fees were paid on this loan.
- 17.** This section is used to detail and advise if Bona Fide Discount were excluded on this loan.
- 18.** Enter "X" in the appropriate field (Yes or No) to indicate if Bona Fide Discount points were excluded from this loan.
- 19.** If question 18 is "Yes", complete the Bona Fide Discounts Point(s) Information.
- 20.** Bona Fide Discount Point(s) Information –
 - Enter the number of bona fide discount points as a percent, if applicable.
 - Enter the dollar amount of bona fide discount points, if applicable.
 - Enter the interest before discount with all Loan-level pricing adjusters included.
 - Enter the APOR at the interest rate is locked (Consumer Rate Set Date).

Itemization of Fees **21**

Itemization of Fees included in the QM Points and Fees Calculation (as shown on the Closing Disclosure).

TOTAL LENDER FEES 22							
Fee Name 23	Fin- anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description 24							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
TOTAL AFFILIATE FEES 32							
Fee Name	Fin- anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
TOTAL PAID DISCOUNT POINTS 33							
Fee Name	Fin- anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
TOTAL OTHER FEES 34							
Fee Name	Fin- anced	APR Sen- sitive	POC	Total Fee Amt	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
LOAN ORIGINATOR COMPENSATION 35							
Fee Name	Financ ed	APR Sensit ive	POC	Total Fee Amount	Amount Paid by Borrower POC	Amount Paid by Borrower At Close	Amount Paid by 3 rd Party
Description							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

- 21.** Provide an itemization of total lender fees, affiliate fees, paid discount points, other fees and loan originator compensation.
- 22.** Provide an itemization of total lender fees paid by the borrower at close or POC.
- 23.** Enter the final line number on which the fee is reflected.
- 24.** Enter the fee name.
- 25.** Enter an "X" to indicate if the fee or a portion of the fee was financed into the Loan Amount.
- 26.** Enter an "X" to indicate if the fee or a portion of the fee was included in the APR calculation.
- 27.** Enter an "X" to indicate if the fee was paid outside of closing (POC).
- 28.** Enter the dollar amount of the total fee.
- 29.** Enter the amount paid by the borrower POC.
- 30.** Enter the amount paid by the borrower at close.
- 31.** Enter the amount paid by a third-party.
- 32 – 35.** These sections are used to itemize any fees included in the total affiliate fees, total paid discounts points, total others fees and loan originator compensation from the QM Points and Fees Calculation Summary section. Refer to steps 23-31 when completing these sections.