**Initial estimate to refinance applicant**This email is sent to borrower after borrower orientation in preparation for the bank disclosures  
**Attachments**: initial estimate

Subject: Your Initial Estimate – last name  
  
Hi John,

I have attached a preliminary estimate.

You are going to receive another email with a package of bank disclosures. The package includes federal and state disclosures form requirements. A Loan Estimate will also be included.

It is important that each borrower involved with the loan "accept" the electronic disclosures within 24 hours. The loan process continues, including the appraisal request once the electronic disclosures are accepted.

The bank's estimate and disclosures are over-disclosed because they must include all "potential fees and/or expenses". With current regulations, there are fees that cannot be added and/or increased later.   
  
Therefore, fees that can "potentially" come up are included thus creating a padded estimate. We ask that you refer to the estimate attached as the best method for estimate purposes.

Let me know if you have any questions or concerns.

[Loan Officer signature]