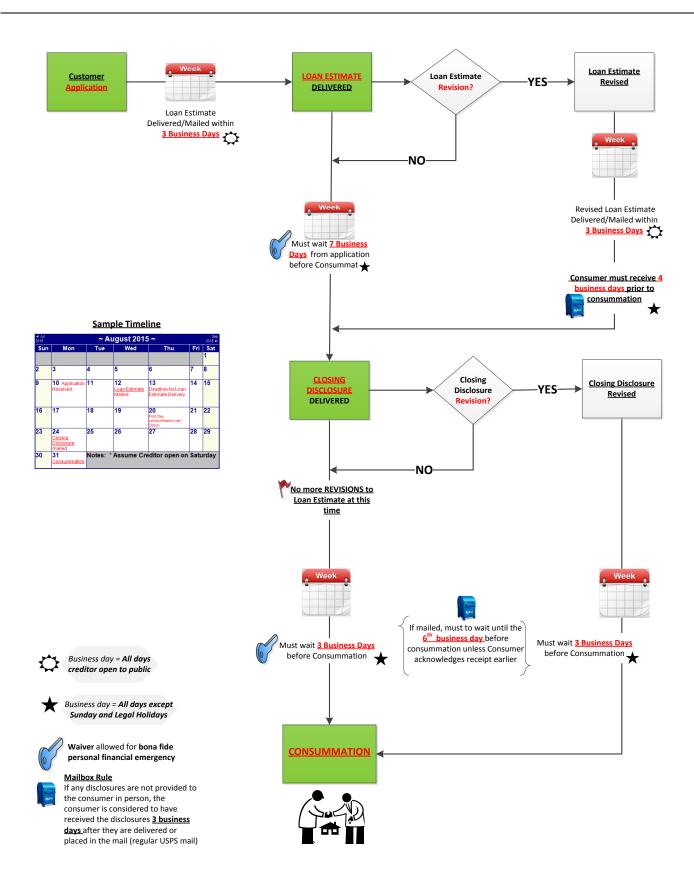
### **TABLE OF CONTENTS**

Form Number	Title / Description	Page				
TIME CHART / ROUNDING FORMS						
	Loan Estimate and Closing Disclosure Time Chart	1				
	TILA RESPA Time Chart	3				
	Loan Estimate Rounding Chart	5				
	Closing Disclosure Rounding Chart	9				
LOAN ESTIMAT	ΓΕ					
CFR Reference	Loan Estimate Disclosure Annotated	15				
H-24(A)	Mortgage Loan Transaction Loan Estimate	19				
H-24(B)	Fixed Rate Loan	31				
H-24(C)	Interest Only Adjustable Rate Loan	35				
H-24(D)	Refinance	39				
H-24(E)	Balloon Payment	43				
H-24(F)	Negative Amortization	45				
H-24(G)	Modification to Loan Estimate for Transaction Not Involving Seller	47				
CLOSING DISC	LOSURE					
CFR Reference	Closing Disclosure Annotated	57				
H-25(A)	Mortgage Loan Transaction Closing Disclosure	63				
H-25(B)	Fixed Rate Loan	77				
H-25(C)	Borrower Funds from Second-Lien Loan in Summaries of Transactions	83				
H-25(D)	Borrower Satisfaction of Seller's Second-Lien Loan Outside of Closing in Summaries of Transactions	85				
H-25(E)	Refinance Transaction	87				
H-25(F)	Refinance Transaction (Amount in Excess of 12 CFR §1026.19(e)(3))	93				
H-25(G)	Refinance Transaction with Cash from Consumer at Consummation	95				
H-25(H)	Modification to Closing Cost Details	101				
H-25(I)	Modification to Closing Disclosure for Disclosure Provided to Seller	105				
H-25(J)	Modification to Closing Disclosure for Transaction Not Involving Seller	109				
OTHER FORMS	S AND SAMPLES					
H-27(A)	Written List of Providers – Model Form	123				
H-27(B)	Sample Written List of Providers With Services You Can Shop For	125				
H-27(C)	Sample Written List of Providers With Services You Cannot Shop For	127				

### **Loan Estimate and Closing Disclosure Time Chart**



Key Forms – TILA RESPA Integrated Disclosures | Page 2

# **TILA-RESPA Time Chart**

	24 Months or More	Ngu'tỷ cp'24 Months
Loan Terms	Where the term exceeds 24 months, and equals a whole number of years disclose in years:  3 years  Where the term exceeds 24 months, and does not equal a whole number of years disclose in years and months:  3 yr. 6 mo.	Where the term is less than 24 months, and equals a whole number of years disclose in years:  1 year  Where the term is less than 24 months, and does not equal a whole number of years disclose in months only:  16 mo.
Loan Type & Loan Feature (Product)  Loan Terms Table – Can this amount increase after closing? (For terms less than 24 month)*	Products and features with intro./adjustment periods and equal "q a whole number of years disclose in years:  3 years  Products and features with intro./adjustment periods and not equal 'a' a whole number years disclose as years with a decimal point with the remaining months rounded to two places: (31 months would be shown as)  2.58 years	*Products and features with intro./adjustment periods and equal'\( \text{q} \) a whole number of years disclose in <b>years</b> :  1 year  *Products and features with intro./adjustment periods and not equal \( \text{q}'' \) a whole number of years disclose as months only:  """""""""""""""""""""""""""""""""""
Loan Type & Loan Feature (Product) Rate and Adjustment Frequency	i.e., adjusts yearly 3/1 Adjustable Rate 2.58/1 Adjustable Rate	i.e., adjusts every 18 months 1/18 mo. Adjustable Rate 18 mo./18 mo. Adjustable Rate If rate/adjustment frequency is greater than monthly, must disclose the applicable unitperiod (i.e. daily, monthly, bi-weekly)

<sup>\*</sup>There is no clear guidance on disclosing terms in excess of 24 months, not in whole years. Author assumes that the use of years with decimal points will apply.

Key Forms – TILA RESPA Integrated Disclosures | Page 4

Save this Loan Estimate to compare with your Closing Disclosure.

<b>Loan Estimate</b>				nore, round to two decimal places when not
DATE ISSUED APPLICANTS		PRODUCT  LOAN TYPE	whole years. ☐ Conventiona	I □FHA □VA □
		LOAN ID # RATE LOCK	□NO □YES, ui	ntil
PROPERTY SALE PRICE			Before closing, you	ur interest rate, points, and lender credits can u lock the interest rate. All other estimated
Loan Terms		Can this an	nount increase	_
Loan Amount	Two decimal places. Truncate whole number	ers.	R	cound to the nearest whole dollar.
Interest Rate	Disclose up to two dec	imal places. Trun	cate whole numb	ers at the decimal point.
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	Two decimal places.		F	Round to the nearest whole dollar.
		Does the lo	oan have these	features?
Prepayment Penalty		Round to	the nearest whol	e dollar.
Balloon Payment		Round to	the nearest whol	e dollar.
Projected Payments	1			
Payment Calculation				
Principal & Interest	Two decimal places.			ional columns, two decimal places. ge, round to the nearest whole dollar.
Mortgage Insurance	Round the to nearest v	vhole dollar.	Additional co	lumns, round to the nearest whole dollar.
Estimated Escrow Amount can increase over time	Round to the nearest v	whole dollar.	Additional co	olumns, round to the nearest whole dollar.
Estimated Total Monthly Payment				
Estimated Taxes, Insurance & Assessments Amount can increase over time	Round to the nearest whole dollar.	This estimate in  Property Taxe Homeowner's Other: See Section G on p property costs sep	s Insurance age 2 for escrowed	In escrow?  I property costs. You must pay for other
Costs at Closing	)			
Estimated Closing Costs	Round to the nearest whole Includollar. in Le	udes in Lo ender Credits. See	oan Costs + e page 2 for details.	in Other Costs –
Estimated Cash to Close	Round to the nearest whole dollar.	udes Closing Co	sts. See Calculating	g Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

#### Loan Costs

#### A. Origination Charges

Round to the nearest whole dollar. % of Loan Amount (Points)

Disclose up to two or three decimal places. Truncate whole numbers at the decimal point.

#### **B. Services You Cannot Shop For**

Round to the nearest whole dollar.

#### **Other Costs**

#### E. Taxes and Other Government Fees

**Recording Fees and Other Taxes** 

**Transfer Taxes** 

#### F. Prepaids

Homeowner's Insurance Premium ( Mortgage Insurance Premium ( months)

per day for ) Prepaid Interest ( days @ Property Taxes (7 months)

Two decimal places

#### G. Initial Escrow Payment at Closing

Round to the nearest whole dollar

Homeowner's Insurance per month for mo. Mortgage Insurance per month for mo. **Property Taxes** per month for mo.

Two decimal places

H. Other

Round to the nearest whole dollar

#### C. Services You Can Shop For

Round to the nearest whole dollar.

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

Round to the nearest whole dollar.

D + I

**Lender Credits** 

#### **Calculating Cash to Close**

Round to the nearest whole dollar.

Total Closing Costs (J)

Closing Costs Financed (Paid from your Loan Amount)

Down Payment/Funds from Borrower

Deposit

**Funds for Borrower** 

**Seller Credits** 

Adjustments and Other Credits

#### **Estimated Cash to Close**

Disclose up to two or three decimal places. Truncate whole numbers at the decimal point.

D. TOTAL LOAN COSTS (A + B + C)

#### Round to the nearest whole dollar Adjustable Payment (AP) Table

**Interest Only Payments? Optional Payments? Step Payments?** 

#### **Monthly Principal and Interest Payments**

First Change/Amount

**Subsequent Changes** 

Maximum Payment

**Seasonal Payments?** 

#### Adjustable Interest Rate (AIR) Table

Index + Margin

Initial Interest Rate Minimum/Maximum Interest Rate

#### Change Frequency

First Change

**Subsequent Changes** 

#### **Limits on Interest Rate Changes**

First Change

**Subsequent Changes** 

MORTGAGE BROKER **LENDER** NMLS/\_\_\_ LICENSE ID NMLS/\_\_\_ LICENSE ID **LOAN OFFICER LOAN OFFICER** NMLS/\_\_\_ LICENSE ID NMLS/\_\_\_ LICENSE ID **EMAIL EMAIL PHONE PHONE** Truncate whole numbers at the decimal point. If not whole numbers, must round to three decimal places. **Comparisons** Use these measures to compare this loan with other loans. Round to the Total you will have paid in principal, interest, mortgage insurance, and loan costs. nearest whole In 5 Years dollar. Principal you will have paid off. Annual Percentage Rate (APR) Your costs over the loan term expressed as a rate. This is not your interest rate. **Total Interest Percentage (TIP)** The total amount of interest that you will pay over the loan term as a percentage of your loan amount. Disclose up to two or three decimal places. Truncate numbers at the decimal point. **Other Considerations Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost. **Assumption** If you sell or transfer this property to another person, we  $\square$  will allow, under certain conditions, this person to assume this loan on the original terms. ☐ will not allow assumption of this loan on the original terms. Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable. Insurance If your payment is more than \_\_\_\_ days late, we will charge a late fee of **Late Payment** Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan. Servicing to service your loan. If so, you will make your payments to us. to transfer servicing of your loan. **Confirm Receipt** By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

LOAN ESTIMATE PAGE 3 OF 3 • LOAN ID #

Date

Co-Applicant Signature

Date

**Applicant Signature** 

Key Forms – TILA RESPA Integrated Disclosures | Page 8

## **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction I	nformation	Loan Info	rmation
Date Issued	Borrower		Loan Term	
Closing Date			Purpose	
Disbursement Date Settlement Agent	Seller		Product	
File #	56.16.		Loan Type	□ Conventional □ FHA
Property				□VA □
Sale Price	Lender		Loan ID # MIC #	
Loan Terms		Can this amount inci	rease after closing	?
Loan Amount	Two Decimal places	s. Truncate whole nur	mbers	
Interest Rate				
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	Two Decimal places	Round to the	he nearest whole	dollar
		Does the loan have t	hese features?	
Prepayment Penalty		Round to the neare	est whole dollar	
Balloon Payment		Round to the near	est whole dollar	
Projected Payments				
Payment Calculation				
Principal & Interest	Two Decimal places	3	Two Decimal pla	aces - Round Range
Mortgage Insurance	Two Decimal places	S	Two Decimal pla	aces - Round Range
Estimated Escrow Amount can increase over time	Two Decimal places	S	Two Decimal pl	aces - Round Range
Estimated Total Monthly Payment	Two Decimal place	S	Two Decimal pl	aces - Round Range
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details		This estimate includes  Property Taxes Homeowner's Insurance Other:  See Escrow Account on page costs separately.		In escrow?
Costs at Closing				
Closing Costs	Two Decimal places Includin Ler	des in Loan Cost nder Credits. <i>See page 2 for t</i>		ner Costs –
Cash to Close	Inclu- Two Decimal places	des Closing Costs. See Cal	culating Cash to Close	on page 3 for details.

CLOSING DISCLOSURE PAGE 1 OF 5 • LOAN ID #

	- m - p - ; 1 1	Borrow	er-Paid	Selle	r-Paid	Paid by
Loan Costs	Two Decimal places	At Closing	Before Closing	At Closing	Before Closing	Others
A. Origination Charges		J	<u> </u>			
% of Loan Amount (Points)						
12						
03						
04						
05						
06						
07						
08						
	Fa.,					
B. Services Borrower Did Not Shop F	For					
01						
02						
03						
04						
05						
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For						
01						
)2						
03						
04						
05						
06						
07						
08						
D. TOTAL LOAN COSTS (Borrower-Pa	aid)					
Other Costs	Two Decimal places					
Other Costs  E. Taxes and Other Government Fees	s					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees	_					
Other Costs  E. Taxes and Other Government Fees  O1 Recording Fees  D2	s					
Other Costs  E. Taxes and Other Government Fees  1 Recording Fees  2  F. Prepaids	S Deed: Mortgage:					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12	S Deed: Mortgage:					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12  12  13  14  15  16  17  17  18  19  19  19  19  19  19  19  19  19	Deed: Mortgage:  ( mo.)					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  11 Homeowner's Insurance Premium ( 12 Mortgage Insurance Premium ( 13 Prepaid Interest ( 14 per day fro	Deed: Mortgage:  ( mo.)					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  11 Homeowner's Insurance Premium ( 12 Mortgage Insurance Premium ( 13 Prepaid Interest ( 14 per day from	Deed: Mortgage:  ( mo.)					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Perpaids  12 Mortgage Insurance Premium (mod Prepaid Interest (per day from 1944 Property Taxes (mod))	Deed: Mortgage:  ( mo.) no.) om to )					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Perpaids  12 Mortgage Insurance Premium (mod Prepaid Interest (per day from 1944 Property Taxes (mod))	Deed: Mortgage:  ( mo.) no.) om to )					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  12 Homeowner's Insurance Premium ( 13 Prepaid Interest ( 14 Property Taxes ( 15 mo.)  16 Initial Escrow Payment at Closing	Deed: Mortgage:  ( mo.)  no.)  m to )					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  11 Homeowner's Insurance Premium (modern Prepaid Interest (modern Premium (mo	Deed: Mortgage:  ( mo.)  no.)  om to )  per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  11 Homeowner's Insurance Premium (modern)  12 Mortgage Insurance Premium (modern)  13 Prepaid Interest (per day from per day from pe	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 F. Prepaids  11 Homeowner's Insurance Premium (modern)  12 Mortgage Insurance Premium (modern)  13 Prepaid Interest (per day from the property Taxes (modern)  14 Property Taxes (modern)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance property Mortgage Insurance property Taxes	Deed: Mortgage:  ( mo.) mo.) mm to )  Deer month for mo. Deer month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 12 Homeowner's Insurance Premium (modern) 13 Prepaid Interest (per day from the property Taxes (mo.) 14 Property Taxes (mo.) 15  G. Initial Escrow Payment at Closing 16 Homeowner's Insurance polymore	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 11 Homeowner's Insurance Premium (modern) 12 Mortgage Insurance Premium (modern) 13 Prepaid Interest (per day from the property Taxes (modern) 14 Property Taxes (modern) 15 Initial Escrow Payment at Closing 16 Homeowner's Insurance put Mortgage Insurance put Mo	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 11 Homeowner's Insurance Premium (modern) 12 Mortgage Insurance Premium (modern) 13 Prepaid Interest (modern) 14 Property Taxes (modern) 15  16 Initial Escrow Payment at Closing 17 Homeowner's Insurance pour Mortgage Insurance pour Mor	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 11 Homeowner's Insurance Premium (modern) 12 Mortgage Insurance Premium (modern) 13 Prepaid Interest (modern) 14 Property Taxes (modern) 15  16 Initial Escrow Payment at Closing 17 Homeowner's Insurance pour Mortgage Insurance pour Mor	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  12 Mortgage Insurance Premium (modern of the per day from the	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 F. Prepaids  12 Mortgage Insurance Premium (modern Property Taxes (modern))  13 Prepaid Interest (modern)  14 Property Taxes (modern)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance podern Property Taxes (modern)  17 Mortgage Insurance podern Property Taxes (modern)  18 Property Taxes podern Property Taxe	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 11 Homeowner's Insurance Premium (mode) 12 Mortgage Insurance Premium (mode) 13 Prepaid Interest (mode) 14 Property Taxes (mode) 15  G. Initial Escrow Payment at Closing 16 Homeowner's Insurance pode 17 Mortgage Insurance pode 18 Mortgage Insurance pode 19 Mortgage Insurance pode 10 Mortgage Insurance pode 11 Mortgage Insurance pode 12 Mortgage Insurance pode 13 Mortgage Insurance pode 14 Mortgage Insurance pode 15 Mortgage Insurance pode 16 Mortgage Insurance pode 17 Mortgage Insurance pode 18 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 11 Mortgage Insurance pode 12 Mortgage Insurance pode 13 Mortgage Insurance pode 14 Mortgage Insurance pode 15 Mortgage Insurance pode 16 Mortgage Insurance pode 16 Mortgage Insurance pode 17 Mortgage Insurance pode 18 Mortgage Insurance pode 18 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 10 Mortg	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 11 Homeowner's Insurance Premium (mode) 12 Mortgage Insurance Premium (mode) 13 Prepaid Interest (mode) 14 Property Taxes (mode) 15  16 Initial Escrow Payment at Closing 17 Homeowner's Insurance pode 18 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 11 Mortgage Insurance pode 12 Mortgage Insurance pode 13 Property Taxes pode 14 Mortgage Insurance pode 15 Mortgage Insurance pode 16 Mortgage Insurance pode 17 Mortgage Insurance pode 18 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 10 Mortgage Insurance pode 11 Mortgage Insurance pode 12 Mortgage Insurance pode 13 Mortgage Insurance pode 14 Mortgage Insurance pode 15 Mortgage Insurance pode 16 Mortgage Insurance pode 17 Mortgage Insurance pode 18 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 19 Mortgage Insurance pode 10 Mortgage	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  Taxes and Other Government Fees  Recording Fees  Homeowner's Insurance Premium ( Mortgage Insurance Premium ( Prepaid Interest ( Property Taxes ( Mo.)  Initial Escrow Payment at Closing Homeowner's Insurance Mortgage Insurance Premium ( Mortgage Insurance Premium	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  Taxes and Other Government Fees Recording Fees  Homeowner's Insurance Premium (Manager In	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  Taxes and Other Government Fees  Recording Fees  Homeowner's Insurance Premium ( Mortgage Insurance Premium ( Prepaid Interest ( Property Taxes ( Mo.)  Initial Escrow Payment at Closing Homeowner's Insurance Mortgage Insurance Premium ( Mortgage Insurance Premium	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Recording Fees  12 Homeowner's Insurance Premium (moderate in the property of the property Taxes (moderate in the prope	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Recording Fees  12 Homeowner's Insurance Premium (moderate in the property of the period of the per	Deed: Mortgage:  ( mo.) mo.) m to )  per month for mo. per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Recording Fees  13 Recording Fees  14 Homeowner's Insurance Premium (mode)  15 Mortgage Insurance Premium (mode)  16 Property Taxes (mo.)  17 Property Taxes (mo.)  18 Initial Escrow Payment at Closing  19 Homeowner's Insurance poly  10 Mortgage Insurance poly  11 Homeowner's Insurance poly  12 Mortgage Insurance poly  13 Property Taxes poly  14 Property Taxes poly  15 Property Taxes poly  16 Property Taxes poly  17 Property Taxes poly  18 Aggregate Adjustment  19 Property Taxes poly  10 Property Taxes poly  11 Property Taxes poly  12 Property Taxes poly  13 Property Taxes poly  14 Property Taxes poly  15 Property Taxes poly  16 Property Taxes poly  17 Property Taxes poly  18 Property Taxes poly	Deed: Mortgage:  ( mo.)  mo.)  mo					
Other Costs  E. Taxes and Other Government Fees  1 Recording Fees  2 Recording Fees  3 Recording Fees  4 Recording Fees  5 Prepaids  1 Homeowner's Insurance Premium (mode)  2 Mortgage Insurance Premium (mode)  3 Prepaid Interest (mode)  4 Property Taxes (mode)  5 Initial Escrow Payment at Closing  6 Homeowner's Insurance pode  7 Mortgage Insurance pode  8 Mortgage Insurance pode  9 Mortgage Insur	Deed: Mortgage:  ( mo.)  mo.)  mo					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Recording Fees  12 Homeowner's Insurance Premium (moderate in per day from the period in per day from the period in per day from the period in period in per day from the period in per day from the period in period in per day from the period in p	Deed: Mortgage:  ( mo.)  mo.)  mo					
Other Costs  Taxes and Other Government Fees  Recording Fees  Homeowner's Insurance Premium (mode) Prepaid Interest (per day from) Fees (mode) Indial Escrow Payment at Closing Homeowner's Insurance per mode) Mortgage In	Deed: Mortgage:  ( mo.)  mo.)  mo					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees 12  E. Prepaids 11 Homeowner's Insurance Premium (mode) 12 Mortgage Insurance Premium (mode) 13 Prepaid Interest (mode) 14 Property Taxes (mode) 15  15 Initial Escrow Payment at Closing 16 Homeowner's Insurance pour Mortgage In	Deed: Mortgage:  ( mo.)  mo.)  per month for mo.  per month for mo.  per month for mo.  per month for mo.					
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees  12 Prepaids  12 Homeowner's Insurance Premium (moderate of the period of t	Deed: Mortgage:  ( mo.)  mo.)  per month for mo.  per month for mo.  per month for mo.  per month for mo.					

CLOSING DISCLOSURE PAGE 2 OF 5 • LOAN ID #

**Calculating Cash to Close** Use this table to see what has changed from your Loan Estimate. **Loan Estimate** Final Did this change? Two Decimal places Total Closing Costs (J) Closing Costs Paid Before Closing Closing Costs Financed (Paid from your Loan Amount) Down Payment/Funds from Borrower Deposit **Funds for Borrower Seller Credits** Adjustments and Other Credits **Cash to Close** 

#### **Summaries of Transactions** Use this table to see a summary of your transaction. Two Decimal places Two Decimal places **BORROWER'S TRANSACTION SELLER'S TRANSACTION** K. Due from Borrower at Closing M. Due to Seller at Closing 01 Sale Price of Property 01 Sale Price of Property 02 Sale Price of Any Personal Property Included in Sale 02 Sale Price of Any Personal Property Included in Sale 03 Closing Costs Paid at Closing (J) 04 04 **Adjustments** 05 06 05 06 07 07 Adjustments for Items Paid by Seller in Advance Adjustments for Items Paid by Seller in Advance 08 City/Town Taxes to City/Town Taxes to 09 **County Taxes** 10 **County Taxes** to to Assessments 11 Assessments to to 11 12 12 13 13 14 14 15 15 16 L. Paid Already by or on Behalf of Borrower at Closing N. Due from Seller at Closing 01 Deposit 01 Excess Deposit 02 Loan Amount 02 Closing Costs Paid at Closing (J) 03 Existing Loan(s) Assumed or Taken Subject to 03 Existing Loan(s) Assumed or Taken Subject to 04 04 Payoff of First Mortgage Loan 05 Seller Credit 05 Payoff of Second Mortgage Loan **Other Credits** 06 07 07 08 Seller Credit **Adjustments** 08 09 11 10 12 11 13 Adjustments for Items Unpaid by Seller Adjustments for Items Unpaid by Seller 12 City/Town Taxes 14 City/Town Taxes to to 13 **County Taxes** to 15 **County Taxes** to 14 Assessments to 16 Assessments 15 17 16 18 17 19 **CALCULATION CALCULATION** Total Due to Seller at Closing (M) Total Due from Borrower at Closing (K) Total Paid Already by or on Behalf of Borrower at Closing (L) Total Due from Seller at Closing (N) Cash to Close $\ \square$ From $\ \square$ To Borrower **Cash** ☐ From ☐ To Seller

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID #

#### **Loan Disclosures Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan ☐ will have an escrow account (also called an "impound" or "trust" ☐ will allow, under certain conditions, this person to assume this account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Two Decimal places Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a **Property Costs** your non-escrowed property costs: late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you **Initial Escrow** A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total **Payment** monthly payment. loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\Box$ do not have a negative amortization feature. Two Decimal places No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. may accept payments that are less than the full amount due Escrow Waiver Fee (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow pay- $\square$ does not accept any partial payments. ment may change. You may be able to cancel your escrow account, If this loan is sold, your new lender may have a different policy. but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) **Security Interest** impose fines and penalties or (2) place a tax lien on this property. If You are granting a security interest in you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer You may lose this property if you do not make your payments or benefits than what you could buy on your own. satisfy other obligations for this loan. Round to the nearest whole dollar Adjustable Payment (AP) Table Adjustable Interest Rate (AIR) Table **Interest Only Payments?** Index + Margin Initial Interest Rate **Optional Payments?** Minimum/Maximum Interest Rate **Step Payments? Change Frequency** Seasonal Payments? First Change Monthly Principal and Interest Payments **Subsequent Changes** First Change/Amount Limits on Interest Rate Changes **Subsequent Changes** First Change

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

Subsequent Changes

Maximum Payment

Loan Calculations	
<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	Two Decimal places
Finance Charge. The dollar amount the loan will cost you.	Two Decimal places
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	Two Decimal places
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	3 Decimals Truncate Whol
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	2-3 Decimals Truncate Whol

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

#### **Other Disclosures**

#### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

#### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

#### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

 $\square$  state law does not protect you from liability for the unpaid balance.

#### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

#### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
Contact License ID					
Email					
Phone					

#### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature	Date	Co-Applicant Signature	Date

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID #

Key Forms – TILA RESPA Integrated Disclosures | Page 14

**DECEMBER31, 2013** 

## Annotated forms for TILA-RESPA Integrated Disclosure

**Loan Estimate Disclosure** 

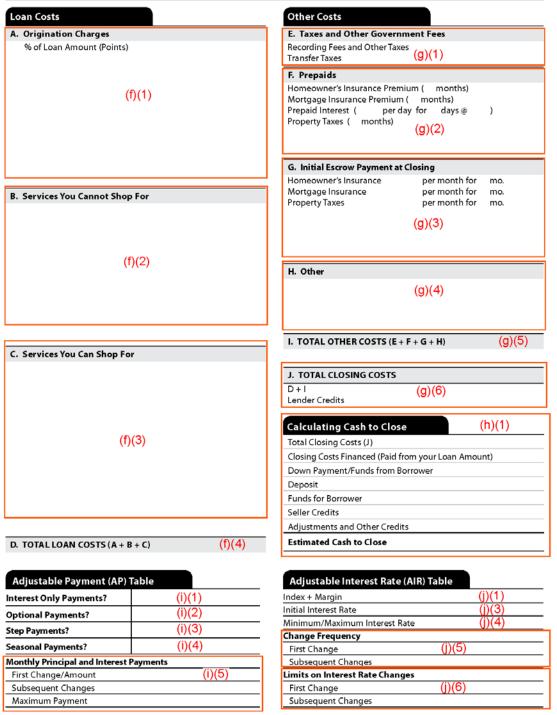


This annotated form is intended to provide a starting point for analysis of the relevant regulatory text. For complete and definitive requirements, please refer to the rule and its Official Interpretations. This annotated form does not represent legal interpretation, guidance, or advice of the Bureau. This document does not bind the Bureau and does not create any rights, benefits, or defenses, substantive or procedural, which are enforceable by any party in any manner.

#### 12 CFR 1026.37

Bank Name - (a)(3)	Save this	Save this Loan Estimate to compare with your Closing Disclosure. (a)			
Loan Estimate (a)(1)  DATE ISSUED (a)(4) APPLICANTS (a)(5)  PROPERTY (a)(6) SALE PRICE (a)(7)	PURPOSE PRODUCT LOAN TYP LOAN ID #	(a)(10)  Conventiona (a)(12)  K □ NO □ YES, ui  Before closing, you	ur interest rate, points, and lender credits can u lock the interest rate. All other estimated		
Loan Terms		Canthis	amount increase	after closing?	
Loan Amount	(b)(1)	Can tins	amount mereuse	urter closing.	
Interest Rate	(b)(2)		(	b)(6)	
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	(b)(3)				
		Does the	e loan have these	features?	
Prepayment Penalty		(b)(4)		(b)(7)	
Balloon Payment		(b)(5)			
Projected Payments					
Payment Calculation		(c)	)(3)		
Principal & Interest					
Mortgage Insurance		(c)	)(2)		
Estimated Escrow Amount can increase over time					
Estimated Total Monthly Payment					
Estimated Taxes, Insurance & Assessments Amount can increase over time	(c)(4)	$\square$ Other:	axes er's Insurance on page 2 for escrowed	In escrow?	
Costs at Closing		(d)(1)			
Estimated Closing Costs		cludes in	Loan Costs + See page 2 for details.	in Other Costs –	
Estimated Cash to Close	Inc		Costs. See Calculatin	g Cash to Close on page 2 for details.	

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools. (e)



Comparisons

LENDER	(k)(1)	MORTGAGE BROKER
NMLS/ LICENSE ID	(1)(1)	NMLS/LICENSE ID
LOAN OFFICER	(k)(2)	LOAN OFFICER
NMLS/ LICENSE ID	(K)(Z)	NMLS/ LICENSE ID
EMAIL	(k)(3)	EMAIL
PHONE	(11)(3)	PHONE

Use these measures to compare this loan with other loans.

In 5 Years		(1)(1)	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.			
Annual Percent	Annual Percentage Rate (APR)		Your costs over the loan term expressed as a rate. This is not your interest rate.			
Total Interest P	Total Interest Percentage (TIP)		The total amount of interest that you will pay over the loan term as a percentage of your loan amount.			
Other Conside	erations					
Appraisal	(m)(1)	appraisal. We wi	n appraisal to determine the property's value and charge you for this Il promptly give you a copy of any appraisal, even if your loan does not close. an additional appraisal for your own use at your own cost.			
Assumption	(m)(2)	2) If you sell or transfer this property to another person, we   will allow, under certain conditions, this person to assume this loan on the original terms.   will not allow assumption of this loan on the original terms.				
Homeowner's Insurance	(m)(3)	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.				
Late Payment	(m)(4)	If your payment is more than days late, we will charge a late fee of				
Refinance	(m)(5)		Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.			
Servicing	(m)(6)		intend to service your loan. If so, you will make your payments to us. to transfer servicing of your loan.			

Confirm Receipt		(n)	
By signing, you are only confirming th received this form.	at you have received	this form. You do not have to accept this l	oan because you have signed or
Applicant Signature	Date	Co-Applicant Signature	Date

## TILA RESPA Integrated Disclosure

H-24(A) Mortgage Loan Transaction Loan Estimate - Model Form

This is a blank model Loan Estimate that illustrates the application of the content requirements in 12 CFR § 1026.37. This form provides two variations of page one, four variations of page two, and four variations of page three, reflecting the variable content requirements in 12 CFR § 1026.37.



Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate  DATE ISSUED  APPLICANTS	LOAN TERM  PURPOSE  PRODUCT  LOAN TYPE
PROPERTY SALE PRICE	Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on
Loan Terms	Can this amount increase after closing?
Loan Amount	
Interest Rate	
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	
	Does the loan have these features?
Prepayment Penalty	
Balloon Payment	
Projected Payments	
Payment Calculation	
Principal & Interest	
Mortgage Insurance	
Estimated Escrow Amount can increase over time	
Estimated Total Monthly Payment	
Estimated Taxes, Insurance & Assessments Amount can increase over time	This estimate includes In escrow?  Property Taxes Homeowner's Insurance Other:  See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.
Costs at Closing	
Estimated Closing Costs	Includes in Loan Costs + in Other Costs – in Lender Credits. <i>See page 2 for details</i> .
Estimated Cash to Close	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.
I	

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate	LOAN TERM PURPOSE	1	
DATE ISSUED APPLICANTS	PRODUCT LOAN TYPE LOAN ID #	□ Conventional □ FHA □ VA □	
	RATE LOCK	□NO □YES, until	
PROPERTY EST. PROP. VALUE		Before closing, your interest rate, points, and lender crechange unless you lock the interest rate. All other est closing costs expire on	
Loan Terms	Can this a	amount increase after closing?	
Loan Amount			
Interest Rate			
Monthly Principal & Interest			
See Projected Payments below for your Estimated Total Monthly Payment			
Prepayment Penalty	Does the I	loan have these features?	
Balloon Payment			
Projected Payments			
Payment Calculation			
Principal & Interest			
Mortgage Insurance			
Estimated Escrow Amount can increase over time			
Estimated Total Monthly Payment			
Estimated Taxes, Insurance & Assessments Amount can increase over time	This estimate i ☐ Property Taxe ☐ Homeowner ☐ Other:  See Section G on property costs seg	kes r's Insurance page 2 for escrowed property costs. You must pay for a	other
Costs at Closing			
Estimated Closing Costs	Includes in L in Lender Credits. Se	Loan Costs + in Other Costs – lee page 2 for details.	
Estimated Cash to Close	Includes Closing Co	osts. See Calculating Cash to Close on page 2 for detail	ls.
	1		

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

#### **Loan Costs**

#### A. Origination Charges

% of Loan Amount (Points)

## B. Services You Cannot Shop For

#### **Other Costs**

#### E. Taxes and Other Government Fees

Recording Fees and Other Taxes Transfer Taxes

#### F. Prepaids

Homeowner's Insurance Premium ( months)

Mortgage Insurance Premium ( months)

Prepaid Interest ( per day for days @ )

Property Taxes ( months)

#### **G. Initial Escrow Payment at Closing**

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

#### H. Other

#### C. Services You Can Shop For

D. TOTAL LOAN COSTS (A + B + C)

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

D + I

**Lender Credits** 

#### **Calculating Cash to Close**

Total Closing Costs (J)

Closing Costs Financed (Paid from your Loan Amount)

Down Payment/Funds from Borrower

Deposit

Funds for Borrower

**Seller Credits** 

**Adjustments and Other Credits** 

#### **Estimated Cash to Close**

#### Loan Costs

#### A. Origination Charges

% of Loan Amount (Points)

#### **B. Services You Cannot Shop For**

#### **Other Costs**

#### E. Taxes and Other Government Fees

Recording Fees and Other Taxes Transfer Taxes

#### F. Prepaids

Homeowner's Insurance Premium ( months)

Mortgage Insurance Premium ( months)

Prepaid Interest ( per day for days @ )

Property Taxes ( months)

#### G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

#### H. Other

#### C. Services You Can Shop For

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

D + I

**Lender Credits** 

#### **Calculating Cash to Close**

Total Closing Costs (J)

Closing Costs Financed (Paid from your Loan Amount)

Down Payment/Funds from Borrower

Deposit

**Funds for Borrower** 

**Seller Credits** 

First Change

**Subsequent Changes** 

**Adjustments and Other Credits** 

#### **Estimated Cash to Close**

#### D. TOTAL LOAN COSTS (A + B + C)

Maximum Payment

## Adjustable Payment (AP) Table Interest Only Payments? Optional Payments? Step Payments? Seasonal Payments? Monthly Principal and Interest Payments First Change/Amount Subsequent Changes

#### Adjustable Interest Rate (AIR) Table

Index + Margin
Initial Interest Rate
Minimum/Maximum Interest Rate
Change Frequency
First Change
Subsequent Changes
Limits on Interest Rate Changes

#### Loan Costs

#### A. Origination Charges

% of Loan Amount (Points)

#### **B. Services You Cannot Shop For**

#### C. Services You Can Shop For

#### D. TOTAL LOAN COSTS (A + B + C)

## Adjustable Payment (AP) Table Interest Only Payments? Optional Payments? Step Payments? Seasonal Payments? Monthly Principal and Interest Payments First Change/Amount Subsequent Changes Maximum Payment

#### **Other Costs**

#### E. Taxes and Other Government Fees

Recording Fees and Other Taxes Transfer Taxes

#### F. Prepaids

Homeowner's Insurance Premium ( months)

Mortgage Insurance Premium ( months)

Prepaid Interest ( per day for days @ )

Property Taxes ( months)

#### G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

#### H. Other

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

D + I

**Lender Credits** 

#### **Calculating Cash to Close**

Total Closing Costs (J)

Closing Costs Financed (Paid from your Loan Amount)

Down Payment/Funds from Borrower

Deposit

**Funds for Borrower** 

**Seller Credits** 

Adjustments and Other Credits

#### **Estimated Cash to Close**

#### Loan Costs

#### A. Origination Charges

% of Loan Amount (Points)

#### **B. Services You Cannot Shop For**

#### **Other Costs**

#### E. Taxes and Other Government Fees

Recording Fees and Other Taxes Transfer Taxes

#### F. Prepaids

Homeowner's Insurance Premium ( months)

Mortgage Insurance Premium ( months)

Prepaid Interest ( per day for days @ )

Property Taxes ( months)

#### G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

#### H. Other

#### C. Services You Can Shop For

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

D + I

**Lender Credits** 

#### **Calculating Cash to Close**

Total Closing Costs (J)

Closing Costs Financed (Paid from your Loan Amount)

Down Payment/Funds from Borrower

Deposit

**Funds for Borrower** 

Seller Credits

Adjustments and Other Credits

#### **Estimated Cash to Close**

#### D. TOTAL LOAN COSTS (A + B + C)

#### Adjustable Interest Rate (AIR) Table

Index + Margin

**Initial Interest Rate** 

Minimum/Maximum Interest Rate

#### **Change Frequency**

First Change

**Subsequent Changes** 

#### **Limits on Interest Rate Changes**

First Change

Subsequent Changes

LENDERMORTGAGE BROKERNMLS/\_\_ LICENSE IDNMLS/\_\_ LICENSE IDLOAN OFFICERLOAN OFFICERNMLS/\_\_ LICENSE IDNMLS/\_\_ LICENSE IDEMAILEMAILPHONEPHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

#### **Other Considerations Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost. If you sell or transfer this property to another person, we **Assumption** $\square$ will allow, under certain conditions, this person to assume this loan on the original terms. $\square$ will not allow assumption of this loan on the original terms. Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable. Insurance **Late Payment** If your payment is more than \_\_\_\_ days late, we will charge a late fee of Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan. Servicing $\Box$ to service your loan. If so, you will make your payments to us. $\square$ to transfer servicing of your loan.

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature Date Co-Applicant Signature Date

LENDER

NMLS/\_\_ LICENSE ID

LOAN OFFICER

NMLS/\_\_ LICENSE ID

EMAIL

PHONE

MORTGAGE BROKER

NMLS/\_\_ LICENSE ID

LOAN OFFICER

NMLS/\_\_ LICENSE ID

EMAIL

PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

#### **Other Considerations**

Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we  will allow, under certain conditions, this person to assume this loan on the original terms.  will not allow assumption of this loan on the original terms.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than days late, we will charge a late fee of
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend ☐ to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

MORTGAGE BROKER **LENDER** NMLS/\_\_\_ LICENSE ID NMLS/\_\_\_ LICENSE ID **LOAN OFFICER LOAN OFFICER** NMLS/\_\_\_ LICENSE ID NMLS/\_\_\_ LICENSE ID **EMAIL EMAIL PHONE PHONE Comparisons** Use these measures to compare this loan with other loans. Total you will have paid in principal, interest, mortgage insurance, and loan costs. In 5 Years Principal you will have paid off. Annual Percentage Rate (APR) Your costs over the loan term expressed as a rate. This is not your interest rate. **Total Interest Percentage (TIP)** The total amount of interest that you will pay over the loan term as a percentage of your loan amount. **Other Considerations Assumption** If you sell or transfer this property to another person, we ☐ will allow, under certain conditions, this person to assume this loan on the original terms.  $\square$  will not allow assumption of this loan on the original terms. **Late Payment** If your payment is more than \_\_\_\_ days late, we will charge a late fee of Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan. Servicing We intend  $\Box$  to service your loan. If so, you will make your payments to us.  $\square$  to transfer servicing of your loan.

#### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature Date Co-Applicant Signature Date

LENDERMORTGAGE BROKERNMLS/\_\_ LICENSE IDNMLS/\_\_ LICENSE IDLOAN OFFICERLOAN OFFICERNMLS/\_\_ LICENSE IDNMLS/\_\_ LICENSE IDEMAILEMAILPHONEPHONE

Comparisons	Use these measures to compare this loan with other loans.			
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.			
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.			
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.			

#### **Other Considerations**

Other Considerations	
Assumption	If you sell or transfer this property to another person, we  will allow, under certain conditions, this person to assume this loan on the original terms.  will not allow assumption of this loan on the original terms.
Late Payment	If your payment is more than days late, we will charge a late fee of
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend  ☐ to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

Key Forms – TILA RESPA Integrated Disclosures | Page 30

## TILA RESPA Integrated Disclosure

## H-24(B) Mortgage Loan Transaction Loan Estimate – Fixed Rate Loan Sample

This is a sample of a completed Loan Estimate for a fixed rate loan. This loan is for the purchase of property at a sale price of \$180,000 and has a loan amount of \$162,000, a 30-year loan term, a fixed interest rate of 3.875 percent, and a prepayment penalty equal to 2.00 percent of the outstanding principal balance of the loan for the first two years after consummation of the transaction. The consumer has elected to lock the interest rate. The creditor requires an escrow account and that the consumer pay for private mortgage insurance.



#### FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate  DATE ISSUED 2/15/2013 APPLICANTS Michael Jones and Mary 123 Anywhere Street Anytown, ST 12345 PROPERTY 456 Somewhere Avenue Anytown, ST 12345 SALE PRICE \$180,000		t <sup>*</sup>	! ! !	LOAN TERM PURPOSE PRODUCT LOAN TYPE LOAN ID # RATE LOCK	123456789  □ NO ☑ YES, until Before closing, your in change unless you loo	FHA □VA □ 4/16/2013 at 5:00 p.m. EDT sterest rate, points, and lender credits co ck the interest rate. All other estimated n 3/4/2013 at 5:00 p.m. EDT
Loan Terms				Can this an	nount increase aft	er closing?
Loan Amount		\$162,000		NO		-
Interest Ra	te	3.875%		NO		
See Projected	rincipal & Interest Payments below for your al Monthly Payment	\$761.78	l	NO		
Prepayment Penalty				YES • As	an have these fears high as \$3,240 if st 2 years	tures? you pay off the loan during the
Balloon Pa	yment			NO		_
Droingtod	Daymonts					
Projected Payments  Payment Calculation			Years 1-7	,		Years 8-30
Principal &	Interest		\$761.78			\$761.78
Mortgage	Insurance					
		+	82			+ —
Estimated Amount car		+	82 206			+ — + 206
	Escrow in increase over time	+				
Estimated Monthly F  Estimated & Assessme	Escrow n increase over time  I Total Payment  Taxes, Insurance	\$206 a month	206 \$1,050 Thi X F	is estimate Property Tax Homeowner Other:	es 's Insurance page 2 for escrowed p	+ 206
Estimated Monthly F  Estimated & Assessme	Escrow n increase over time  I Total Payment  Taxes, Insurance ents increase over time	\$206	206 \$1,050 Thi X F	is estimate Property Tax Homeowner Other: Section G on	es 's Insurance page 2 for escrowed p	+ 206 \$968 In escrow? YES YES
Estimated Monthly F  Estimated & Assessme Amount can be a continuous at Costs at Cos	Escrow n increase over time  I Total Payment  Taxes, Insurance ents increase over time	\$206	\$1,050  Thi  X F  See pro	is estimate Property Tax Homeowner Other: Section G on perty costs se	es 's Insurance page 2 for escrowed p	+ 206 \$968 In escrow? YES YES roperty costs. You must pay for other

A. Origination Charges	\$1,802	E. Taxes and Other Go	vernment Fees	\$85
.25 % of Loan Amount (Points) Application Fee	\$405 \$300 \$1,097	Recording Fees and Othe Transfer Taxes	r Taxes	\$85
Underwriting Fee		F. Prepaids		\$867
		Homeowner's Insurance Premium (6 months) Mortgage Insurance Premium (months)		\$605
		Prepaid Interest(\$17.44 Property Taxes( mont	per day for 15 days @ 3.875%) hs)	\$262
		G. Initial Escrow Payme		\$413
B. Services You Cannot Shop For	\$672	Homeowner's Insurance Mortgage Insurance Property Taxes	\$100.83 per month for 2 mo. per month for mo. \$105.30 per month for 2 mo.	
Appraisal Fee	\$405	. roperty runes	7	<b>+-</b> ··
Credit Report Fee Flood Determination Fee	\$30 \$20			
Flood Monitoring Fee	\$32			
	\$75			
lax Monitoring Fee		H. Other		\$1,017
<u> </u>	\$110	n. Other		
Tax Monitoring Fee Tax Status Research Fee	\$110	Title – Owner's Title Polic	y (optional)	\$1,017

C. Services You Can Shop For	\$3,198
Pest Inspection Fee	\$135
Survey Fee	\$65
Title – Insurance Binder	\$700
Title – Lender's Title Policy	\$535
Title – Settlement Agent Fee	\$502
Title – Title Search	\$1,261

Calculating Cash to Close	
Total Closing Costs (J)	\$8,054
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$18,000
Deposit	- \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$16,054

J. TOTAL CLOSING COSTS

D + I

**Lender Credits** 

D. TOTAL LOAN COSTS (A + B + C)	\$5,672

**\$8,054** \$8,054

**Applicant Signature** 

 LENDER
 Ficus Bank
 MORTGAGE BROKER

 NMLS/\_\_LICENSE ID
 NMLS/\_\_LICENSE ID

 LOAN OFFICER
 Joe Smith
 LOAN OFFICER

 NMLS/\_\_LICENSE ID
 12345
 NMLS/\_\_LICENSE ID

 FMAIL
 ioosmith@fcusbank.com
 EMAIL

EMAILjoesmith@ficusbank.comEMAILPHONE123-456-7890PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$56,582 Total you will have paid in principal, interest, mortgage insurance, and load \$15,773 Principal you will have paid off.	an costs.
Annual Percentage Rate (APR)	4.274% Your costs over the loan term expressed as a rate. This is not your intere	est rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

#### **Other Considerations Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost. If you sell or transfer this property to another person, we **Assumption** $\square$ will allow, under certain conditions, this person to assume this loan on the original terms. **x** will not allow assumption of this loan on the original terms. Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable. **Insurance** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly **Late Payment** principal and interest payment. Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan. Servicing $\square$ to service your loan. If so, you will make your payments to us. **x** to transfer servicing of your loan.

Confirm Receipt	
By signing, you are only confirming th received this form.	at you have received this form. You do not have to accept this loan because you have signed or

Date

LOAN ESTIMATE PAGE 3 OF 3 • LOAN ID #123456789

Co-Applicant Signature

Date

# TILA RESPA Integrated Disclosure

# H-24(C) Mortgage Loan Transaction Loan Estimate – Interest Only Adjustable Rate Loan Sample

This is a sample of a completed Loan Estimate for an adjustable rate loan with interest only payments. This loan is for the purchase of property at a sale price of \$240,000 and has a loan amount of \$211,000 and a 30-year loan term. For the first five years of the loan term, the scheduled payments cover only interest and the loan has an introductory interest rate that is fixed at 4.00 percent. After five years, the payments include principal and the interst rate adjusts every three years based on the value of the Monthly Treasury Average index plus a margin of 4.00 percent. The consumer has elected to lock the interest rate. The creditor does not require an escrow account with the loan. The creditor requires that the consumer pay for private mortgage insurance.



### FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

#### **Loan Estimate**

**DATE ISSUED** 2/15/2013

**APPLICANTS** Michael Jones and Mary Stone

123 Anywhere Street Anytown, ST 12345

**PROPERTY** 456 Somewhere Avenue

Anytown, ST 12345

**SALE PRICE** \$240,000

**LOAN TERM** 30 years **PURPOSE** Purchase

PRODUCT 5 Year Interest Only, 5/3 Adjustable Rate LOAN TYPE ☑ Conventional ☐ FHA ☐ VA ☐

LOAN ID # 123456789

**RATE LOCK** ☐ NO **YES**, until 4/16/2013 at 5:00 p.m. EDT

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated

closing costs expire on 3/4/2013 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$211,000	NO
Interest Rate	4%	<ul> <li>YES</li> <li>Adjusts every 3 years starting in year 6</li> <li>Can go as high as 12% in year 15</li> <li>See AIR Table on page 2 for details</li> </ul>
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$703.33	<ul> <li>Adjusts every 3 years starting in year 6</li> <li>Can go as high as \$2,068 in year 15</li> <li>Includes only interest and no principal until year 6</li> <li>See AP Table on page 2 for details</li> </ul>
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

#### **Projected Payments**

Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$703.33 only interest	\$1,028 min \$1,359 max	\$1,028 min \$1,604 max	\$1,028 min \$2,068 max
Mortgage Insurance	+ 109	+ 109	+ 109	+ -
Estimated Escrow Amount can increase over time	+ 0	+ 0	+ 0	+ 0
Estimated Total Monthly Payment	\$812	\$1,137–\$1,468	\$1,137–\$1,713	\$1,028-\$2,068
	This estimate includes In escre		In escrow?	

		This estimate includes	In escrow?
		x Property Taxes	NO
Estimated Taxes, Insurance & Assessments Amount can increase over time	\$533 a month	■ Homeowner's Insurance Other:	NO
		See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.	

Costs at Closing		
Estimated Closing Costs	\$8,791	Includes \$5,851 in Loan Costs + \$2,940 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details</i> .
Estimated Cash to Close	\$27,791	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

# A. Origination Charges\$3,1101 % of Loan Amount (Points)\$2,110Application Fee\$500Processing Fee\$500

Other Costs	
E. Taxes and Other Government Fees	\$152
Recording Fees and Other Taxes Transfer Taxes	\$152
F. Prepaids	\$1,352
F. Prepaids Homeowner's Insurance Premium ( 12 months) Mortgage Insurance Premium ( months)	<b>\$1,352</b> \$1,000

B. Services You Cannot Shop For	\$820
Appraisal Fee	\$305
Credit Report Fee	\$30
Flood Determination Fee	\$35
Lender's Attorney Fee	\$400
Tax Status Research Fee	\$50

G. Initial Escrow Payment at Closing			
Homeowner's Insurance	per month for	mo.	
Mortgage Insurance	per month for	mo.	
Property Taxes	per month for	mo.	

H. Other	\$1,436
Title – Owner's Title Policy (optional)	\$1,436

C. Services You Can Shop For	\$1,921
Pest Inspection Fee	\$125
Survey Fee	\$150
Title – Courier Fee	\$32
Title – Lender's Title Policy	\$665
Title – Settlement Agent Fee	\$325
Title – Title Search	\$624

I. IOIAL OTHER COSTS (E + F + G + H)	\$2,940

J. TOTAL CLOSING COSTS	\$8,791
D+I	\$8,791
Lender Credits	

\$32	
\$665	
\$325	
\$624	

### Calculating Cash to Close

Total Closing Costs (J)	\$8,791
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$29,000
Deposit	- \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$27,791

D. TOTAL LOAN COSTS (A	+ B + C)	\$5,851
D. TOTAL LOAN COSTS (A	+ B + C)	\$5,851

#### Adjustable Payment (AP) Table

Interest Only Payments?	YES for your first 60 payments
Optional Payments?	NO
Step Payments?	NO
Seasonal Payments?	NO

#### **Monthly Principal and Interest Payments**

First Change/Amount	\$1,028 – \$1,359 at 61st payment
Subsequent Changes	Every three years
Maximum Payment	\$2,068 starting at 169th payment

#### Adjustable Interest Rate (AIR) Table

Index + Margin	MTA + 4%
Initial Interest Rate	4%
Minimum/Maximum Inter	est Rate 3.25%/12%
Change Frequency	
First Change	Beginning of 61st month
Subsequent Changes	Every 36th month after first change
Limits on Interest Rate C	hanges
First Change	2%
Subsequent Changes	2%

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID # 123456789

 LENDER
 Ficus Bank
 MORTGAGE BROKER

 NMLS/\_\_LICENSE ID
 NMLS/\_\_LICENSE ID

 LOAN OFFICER
 Joe Smith
 LOAN OFFICER

 NMLS/\_\_LICENSE ID
 12345
 NMLS/\_\_LICENSE ID

 FMAIL
 ioosmith@fcusbank.com
 EMAIL

EMAILjoesmith@ficusbank.comEMAILPHONE123-456-7890PHONE

Comparisons	Use these measures to compare this loan with other loans.		
In 5 Years	\$54,944 \$0	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.	
Annual Percentage Rate (APR)	4.617%	Your costs over the loan term expressed as a rate. This is not your interest rate.	
Total Interest Percentage (TIP)	81.18%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

#### **Other Considerations Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost. If you sell or transfer this property to another person, we **Assumption** $\square$ will allow, under certain conditions, this person to assume this loan on the original terms. x will not allow assumption of this loan on the original terms. Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable. **Insurance** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly **Late Payment** principal and interest payment. Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan. Servicing $\square$ to service your loan. If so, you will make your payments to us. **x** to transfer servicing of your loan.

Commin Receipt	
By signing, you are only confirming th received this form.	at you have received this form. You do not have to accept this loan because you have signed or

Applicant Signature Date Co-Applicant Signature Date

# TILA RESPA Integrated Disclosure

H-24(D) Mortgage Loan Transaction Loan Estimate – Refinance Sample

This is a sample of a completed Loan Estimate for a transaction that is a refinance of an existing mortgage loan that secures the property, for which the consumer is estimated to receive funds from the transaction. The estimated property value is \$180,000, the loan amount is \$150,000, the estimated outstanding balance of the existing mortgage loan is \$120,000, and the interest rate is 4.25 percent. The consumer has elected to lock the interest rate. The creditor requires an escrow account and that the consumer pay for private mortgage insurance.



# FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate  DATE ISSUED APPLICANTS APPLICANTS APPLICANTS ANIONAL ST 12345 PROPERTY 123 Anywhere Street Anytown, ST 12345 PROPERTY 123 Anywhere Street Anytown, ST 12345 EST. PROP. VALUE \$180,000		eet 5 eet	LOAN TERM PURPOSE PRODUCT LOAN TYPE LOAN ID # RATE LOCK	123456789  □ NO □ ☑ YES, unt  Before closing, your intended the second content of the s	FHA □VA □ il 4/16/2013 at 5:00 p.m. EDT erest rate, points, and lender credits ca k the interest rate. All other estimated 3/4/2013 at 5:00 p.m. EDT
			Can this an	Can this amount increase after closing?	
Loan Amount	\$450.000		NO		
Interest Rate		4.25%	NO		
Monthly Princi See Projected Payn Estimated Total M	nents below for your	\$737.91	NO		
			Does the lo	oan have these feat	ures?
Prepayment Pe	enalty		NO	NO	
Balloon Payme	ent		NO		
Projected Payment Calcu			Years 1-4		Years 5-30
	lation		<b>Years 1-4</b> \$737.91		<b>Years 5-30</b> \$737.91
Payment Calcu	<b>lation</b> erest	+			
Principal & Inte	lation erest rance ow	+ +	\$737.91		\$737.91
Principal & Inte Mortgage Insu Estimated Escr	lation erest erance ow erase over time al		\$737.91 82		\$737.91 + —
Principal & Inte Mortgage Insu Estimated Escr Amount can inco	lation erest erance ow erase over time al nent es, Insurance		\$737.91  82 206  \$1,026  This estimate  X Property Tax  Homeowne  Other:	includes (es r's Insurance	\$737.91 + — + 206
Principal & Interpretation  Principal & Interpretation  Mortgage Insured Estimated Escretary  Amount can increase Estimated Total  Monthly Payrore  Estimated Taxes & Assessments	lation erest erance ow ease over time al nent es, Insurance ase over time	\$206	\$737.91  82 206  \$1,026  This estimate  X Property Tax  Homeowne  Other:  See Section G on	includes (es r's Insurance	\$737.91  + —  + 206  \$944  In escrow?  YES  YES
Principal & Interpretation  Mortgage Insured Estimated Escreta Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessments Amount can increase and the Monthly Payrone Estimated Taxes & Assessment Canada and the Monthly Payrone Estimated Taxes & Assessment Canada and the Monthly Payrone Estimated Taxes & Assessment Canada and the Monthly Payrone Estimated Taxes & Assessment Canada and the Monthly Payrone Estimated Taxes & Assessment Canada and the Monthly Payrone Estimated T	lation erest erance ow ease over time al nent es, Insurance ase over time	\$206	\$737.91  82 206  \$1,026  This estimate  Property Tax Homeowne Other: See Section G on property costs see	includes  (es r's Insurance  page 2 for escrowed preparately.	\$737.91  + —  + 206  \$944  In escrow? YES YES Operty costs. You must pay for other

D. TOTAL LOAN COSTS (A + B + C)

Loan Costs		Other Costs	
A. Origination Charges	\$1,950	E. Taxes and Other Government Fees	\$80
.5 % of Loan Amount (Points) Application Fee	\$750 \$250	Recording Fees and Other Taxes Transfer Taxes	
Origination Fee Underwriting Fee	\$450 \$500	F. Prepaids	\$1,585
onderwriting ree	\$300	Homeowner's Insurance Premium ( 6 months)	\$605
		Mortgage Insurance Premium ( 1 months)	\$82
		Prepaid Interest (\$17.71 per day for 15 days @ 4.25%)	\$266
		Property Taxes ( 6 months)	\$632
		G. Initial Escrow Payment at Closing	\$413
		Homeowner's Insurance \$100.83 per month for 2 mg	
		Mortgage Insurance per month for mo	
B. Services You Cannot Shop For	\$635	Property Taxes \$105.30 per month for 2 mg	
Appraisal Fee	\$425		
Credit Report Fee	\$30		
Flood Determination Fee	\$25		
Flood Monitoring Fee	\$45		
Tax Monitoring Fee Tax Status Research Fee	\$65 \$45	H. Other	\$0
		I. TOTAL OTHER COSTS (E + F + G + H)	\$2,078
C. Services You Can Shop For	<b>\$936</b>	I. TOTAL OTHER COSTS (E + F + G + H)  J. TOTAL CLOSING COSTS	\$2,078 \$5,099
Pest Inspection Fee	\$85		\$5,099
Pest Inspection Fee Title – Insurance Binder		J. TOTAL CLOSING COSTS	<b>\$5,099</b> \$5,599
Pest Inspection Fee Title – Insurance Binder Title – Lender's Title Policy Title – Settlement Agent Fee	\$85 \$50 \$251 \$350	J. TOTAL CLOSING COSTS  D + I  Lender Credits	
Pest Inspection Fee Title – Insurance Binder Title – Lender's Title Policy Title – Settlement Agent Fee	\$85 \$50 \$251	J. TOTAL CLOSING COSTS  D + I Lender Credits  Calculating Cash to Close	<b>\$5,099</b> \$5,599 - \$500
Pest Inspection Fee Title – Insurance Binder Title – Lender's Title Policy Title – Settlement Agent Fee	\$85 \$50 \$251 \$350	J. TOTAL CLOSING COSTS  D + I Lender Credits  Calculating Cash to Close Loan Amount	\$5,099 \$5,599 - \$500 \$150,000
C. Services You Can Shop For Pest Inspection Fee Title – Insurance Binder Title – Lender's Title Policy Title – Settlement Agent Fee Title – Title Search	\$85 \$50 \$251 \$350	J. TOTAL CLOSING COSTS  D+I Lender Credits  Calculating Cash to Close Loan Amount Total Closing Costs (J)	<b>\$5,099</b> \$5,599 - \$500
Pest Inspection Fee Title – Insurance Binder Title – Lender's Title Policy Title – Settlement Agent Fee	\$85 \$50 \$251 \$350	J. TOTAL CLOSING COSTS  D+I Lender Credits  Calculating Cash to Close Loan Amount Total Closing Costs (J)	\$5,099 \$5,599 - \$500 \$150,000 - \$5,099
Pest Inspection Fee Title – Insurance Binder Title – Lender's Title Policy Title – Settlement Agent Fee	\$85 \$50 \$251 \$350	J. TOTAL CLOSING COSTS  D + I Lender Credits  Calculating Cash to Close Loan Amount Total Closing Costs (J) Estimated Total Payoffs and Payments	\$5,099 \$5,599 - \$500 \$150,000 - \$5,099 \$120,000

\$3,521

**LENDER** Ficus Bank

NMLS/\_\_ LICENSE ID

LOAN OFFICER Joe Smith NMLS/\_LICENSE ID 12345

**EMAIL** joesmith@ficusbank.com

**PHONE** 123-456-7890

MORTGAGE BROKER
NMLS/\_\_ LICENSE ID
LOAN OFFICER
NMLS/\_\_ LICENSE ID

EMAIL PHONE

Comparisons	Use these measures to compare this loan with other loans.		
In 5 Years	\$51,932 Total you will have paid in principal, interest, mortgage insurance, and loan costs \$13,788 Principal you will have paid off.		
Annual Percentage Rate (APR)	4.537% Your costs over the loan term expressed as a rate. This is not your interest rate.		
Total Interest Percentage (TIP)	77.28% The total amount of interest that you will pay over the loan term as a percentage of your loan amount.		

#### **Other Considerations**

**Appraisal** We may order an appraisal to determine the property's value and charge you for this

appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

**Assumption** If you sell or transfer this property to another person, we

will allow, under certain conditions, this person to assume this loan on the original terms.

**x** will not allow assumption of this loan on the original terms.

Homeowner's Insurance

This loan requires homeowner's insurance on the property, which you may obtain from a

company of your choice that we find acceptable.

**Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly

principal and interest payment.

**Loan Acceptance** You do not have to accept this loan because you have received this form or signed a

loan application.

Liability after Foreclosure

Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay

any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

**Refinance** Refinancing this loan will depend on your future financial situation, the property value, and

market conditions. You may not be able to refinance this loan.

**Servicing** We intend

 $\Box$  to service your loan. If so, you will make your payments to us.

**x** to transfer servicing of your loan.

# TILA RESPA Integrated Disclosure

H-24(E) Mortgage Loan Transaction Loan Estimate – Balloon Payment Sample

This is a sample of the information required by 12 CFR § 1026.37(a) through (c) for a transaction with a loan term of seven years that includes a final balloon payment.



### **FICUS BANK**

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

### **Loan Estimate**

**DATE ISSUED** 7/23/2012

**APPLICANTS** Michael Jones and Mary Stone

123 Anywhere Street Anytown, ST 12345

**PROPERTY** 456 Somewhere Avenue

Anytown, ST 12345

**SALE PRICE** \$190,000

**LOAN TERM** 7 years **PURPOSE** Purchase

LOAN ID # 123456789

**RATE LOCK** □ NO ■ YES, until 9/21/2012 at 5:00 p.m. EDT

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated

closing costs expire on 8/6/2012 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$171,000	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$853.78	NO
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		YES • You will have to pay \$149,263 at the end of year 7

#### **Projected Payments**

i rojecteu i dyments				
Payment Calculation	Years 1-7		Final Payment	
Principal & Interest		\$853.78	\$149,262.95	
Mortgage Insurance	+	87	+ –	
Estimated Escrow Amount can increase over time	+	309	+ –	
Estimated Total Monthly Payment		\$1,250	\$149,262.95	
Estimated Taxes, Insurance & Assessments Amount can increase over time	\$309 a month	This estimate include  This estimate include  The property Taxes  The Homeowner's Insured Other:	YES rance YES	
		See Section G on page 2	for escrowed property costs. You must pay for othe	

property costs separately.

# TILA RESPA Integrated Disclosure

H-24(F) Mortgage Loan Transaction Loan Estimate – Negative Amortization Sample

This is a sample of the information required by 12 CFR § 1026.37(a) and (b) for a transaction with negative amortization.



## FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate		LOAN TERM	30 years
		PURPOSE	Purchase
DATE ISSUED	7/23/2012	PRODUCT	Year 5 Negative Amortization, 1/1 Adjustable Rate
APPLICANTS	Michael Jones and Mary Stone	LOAN TYPE	■ Conventional □ FHA □ VA □
	123 Anywhere Street	LOAN ID#	123456789
	Anytown, ST 12345	RATE LOCK	☐ NO 图 YES, until 9/21/2012 at 5:00 p.m. EDT
PROPERTY	456 Somewhere Avenue		Before closing, your interest rate, points, and lender credits can
	Anytown, ST 12345		change unless you lock the interest rate. All other estimated
SALE PRICE	\$180,000		closing costs expire on <b>8/6/2012</b> at 5:00 p.m. EDT

Loan Terms		Can th	nis amount increase after closing?
Loan Amount	\$171,000	YES	<ul><li>Can go as high as \$176,032</li><li>Can increase until year 6</li></ul>
Interest Rate	2%	YES	<ul> <li>Adjusts every year starting in year 2</li> <li>Can go as high as 7% in year 10</li> <li>See AIR table on page 2 for details</li> </ul>
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$632.05	YES	<ul> <li>Adjusts every year starting in year 6</li> <li>Can go as high as \$1,227 in year 10</li> <li>Includes only interest and no principal until year 6</li> <li>See AP table on page 2 for details.</li> </ul>
		Does	the loan have these features?
Prepayment Penalty		NO	
Balloon Payment		NO	

# TILA RESPA Integrated Disclosure

H-24(G) Mortgage Loan Transaction Loan Estimate – Modification to Loan Estimate for Transaction Not Involving Seller – Model Form

This is a blank model Loan Estimate that illustrates the application of the content requirements in 12 CFR § 1026.37, with the optional alternative tables permitted by 12 CFR § 1026.37(d)(2) and (h)(2) for transactions without a seller. This form provides two variations of page one, four variations of page two, and four variations of page three, reflecting the variable content requirements in 12 CFR § 1026.37.



Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate	LOAN TERM PURPOSE	
DATE ISSUED APPLICANTS	PRODUCT LOAN TYPE LOAN ID #	<del></del>
PROPERTY EST. PROP. VALUE	RATE LOCK	□ NO □ YES, until  Before closing, your interest rate, points, and lender credits call change unless you lock the interest rate. All other estimated closing costs expire on
Loan Terms	Can this a	mount increase after closing?
Loan Amount		
Interest Rate		
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment		
Prepayment Penalty	Does the l	loan have these features?
Balloon Payment		
Projected Payments		
Payment Calculation		
Principal & Interest		
Mortgage Insurance		
Estimated Escrow Amount can increase over time		
Estimated Total Monthly Payment		
Estimated Taxes, Insurance & Assessments Amount can increase over time	This estimate i  Property Taxe Homeowner Other:  See Section G on property costs sep	res r's Insurance page 2 for escrowed property costs. You must pay for other
Costs at Closing		
Estimated Closing Costs	Includes in L in Lender Credits. Se	oan Costs + in Other Costs – ee page 2 for details.
Estimated Cash to Close	Includes Closing Co ☐ From ☐ To Bo	osts. See Calculating Cash to Close on page 2 for details. orrower

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Loan Costs	Other Costs
A. Origination Charges	E. Taxes and Other Government Fees
% of Loan Amount (Points)	Recording Fees and Other Taxes Transfer Taxes
	F. Prepaids
	Homeowner's Insurance Premium (months) Mortgage Insurance Premium (months) Prepaid Interest (per day for days @ Property Taxes (months)
	G. Initial Escrow Payment at Closing
	Homeowner's Insurance per month for mo.
B. Services You Cannot Shop For	Mortgage Insurance per month for mo. Property Taxes per month for mo.
	H. Other
C. Services You Can Shop For	I. TOTAL OTHER COSTS (E + F + G + H)
	J. TOTAL CLOSING COSTS
	D + I Lender Credits
	Calculating Cash to Close
	Loan Amount
	Total Closing Costs (J)
	Estimated Total Payoffs and Payments
	Estimated Cash to Close    From    To Borrower
	Estimated Closing Costs Financed (Paid from your Loan Amount)
D TOTAL LOAN COSTS (A + B + C)	

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID #

Maximum Payment

Loan Costs	Other Costs
A. Origination Charges	E. Taxes and Other Government Fees
% of Loan Amount (Points)	Recording Fees and Other Taxes Transfer Taxes
	F. Prepaids
	Homeowner's Insurance Premium (months) Mortgage Insurance Premium (months) Prepaid Interest (per day for days @ Property Taxes (months)
	G. Initial Escrow Payment at Closing
	Homeowner's Insurance per month for mo.
B. Services You Cannot Shop For	Mortgage Insurance per month for mo. Property Taxes per month for mo.
	H. Other
C. Services You Can Shop For	J. TOTAL CLOSING COSTS
	D + I Lender Credits
	Calculating Cash to Close
	Loan Amount
	Total Closing Costs (J)  Estimated Total Payoffs and Payments
	Estimated Total Payoffs and Payments
	Estimated Cash to Close From To Borrower
	Estimated Closing Costs Financed (Paid from your Loan Amount)
D. TOTAL LOAN COSTS (A + B + C)	
Adjustable Payment (AP) Table	Adjustable Interest Rate (AIR) Table
nterest Only Payments?	Index + Margin
	Initial Interest Rate
Optional Payments?	Minimum/Maximum Interest Rate
Step Payments?	Change Frequency
Seasonal Payments?	First Change
Monthly Principal and Interest Payments	Subsequent Changes
First Change/Amount Subsequent Changes	Limits on Interest Rate Changes
Subsequent Changes	First Change

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID #

**Subsequent Changes** 

Loan Costs	Other Costs
A. Origination Charges	E. Taxes and Other Government Fees
% of Loan Amount (Points)	Recording Fees and Other Taxes
	Transfer Taxes
	F. Prepaids
	Homeowner's Insurance Premium (months) Mortgage Insurance Premium (months) Prepaid Interest (per day for days @ Property Taxes (months)
	G. Initial Escrow Payment at Closing
	Homeowner's Insurance per month for mo.
B. Services You Cannot Shop For	Mortgage Insurance per month for mo.  Property Taxes per month for mo.
	H. Other
C. Services You Can Shop For	I. TOTAL OTHER COSTS (E + F + G + H)
	J. TOTAL CLOSING COSTS
	D + I Lender Credits
	Calculating Cash to Close
	Loan Amount
	Total Closing Costs (J) Estimated Total Payoffs and Payments
	Estimated Cash to Close From To Borrower
	Estimated Cash to Close   From   10 Borrower
	Estimated Closing Costs Financed (Paid from your Loan Amount)
D. TOTAL LOAN COSTS (A + B + C)	
Adjustable Payment (AP) Table	

Adjustable Payment (A	P) Table
Interest Only Payments?	
Optional Payments?	
Step Payments?	
Seasonal Payments?	
Monthly Principal and Intere	est Payments
First Change/Amount	
Subsequent Changes	
Maximum Payment	

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID #

Loan Costs	Other Costs
A. Origination Charges	E. Taxes and Other Government Fees
% of Loan Amount (Points)	Recording Fees and Other Taxes Transfer Taxes
	F. Prepaids
	Homeowner's Insurance Premium ( months)
	Mortgage Insurance Premium (months) Prepaid Interest (per day for days @ Property Taxes (months)
	G. Initial Escrow Payment at Closing
	Homeowner's Insurance per month for mo.
B. Services You Cannot Shop For	Mortgage Insurance per month for mo.
B. Services fou Camilot Shop For	Property Taxes per month for mo.
	H. Other
	I. TOTAL OTHER COSTS (E + F + G + H)
C. Services You Can Shop For	
	J. TOTAL CLOSING COSTS
	D + I Lender Credits
	Calculating Cash to Close
	Loan Amount
	Total Closing Costs (J)
	Estimated Total Payoffs and Payments
	Estimated Cash to Close From To Borrower
	Estimated Closing Costs Financed (Paid from your Loan Amount)
D. TOTAL LOAN COSTS (A + B + C)	
	Adjustable Interest Rate (AIR) Table
	Index + Margin Initial Interest Rate
	Minimum/Maximum Interest Rate
	Change Frequency
	First Change
	Subsequent Changes
	Limits on Interest Rate Changes
	First Change

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID #

First Change

**Subsequent Changes** 

LENDER	MORTGAGE BROKER
NMLS/ LICENSE ID	NMLS/ LICENSE ID
LOAN OFFICER	LOAN OFFICER
NMLS/ LICENSE ID	NMLS/ LICENSE ID
EMAIL	EMAIL
PHONE	PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

#### **Other Considerations Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost. Assumption If you sell or transfer this property to another person, we $\square$ will allow, under certain conditions, this person to assume this loan on the original terms. $\square$ will not allow assumption of this loan on the original terms. Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a Insurance company of your choice that we find acceptable. If your payment is more than \_\_\_\_ days late, we will charge a late fee of **Late Payment Liability after** Taking this loan could end any state law protection you may currently have against liability for **Foreclosure** unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information. Refinancing this loan will depend on your future financial situation, the property value, and Refinance market conditions. You may not be able to refinance this loan. Servicing to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

# Confirm Receipt By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or

received this form.

Applicant Signature Date Co-Applicant Signature Date

LOAN ESTIMATE PAGE 3 OF 3 • LOAN ID #

LENDER

NMLS/\_\_LICENSE ID

LOAN OFFICER

NMLS/\_\_LICENSE ID

LOAN OFFICER

NMLS/\_\_LICENSE ID

EMAIL

PHONE

MORTGAGE BROKER

NMLS/\_\_LICENSE ID

LOAN OFFICER

NMLS/\_\_LICENSE ID

EMAIL

PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

#### Other Considerations

Other Considerations	
Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	If you sell or transfer this property to another person, we  will allow, under certain conditions, this person to assume this loan on the original terms.  will not allow assumption of this loan on the original terms.
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than days late, we will charge a late fee of
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
Liability after Foreclosure	Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend ☐ to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

LOAN ESTIMATE PAGE 3 OF 3 • LOAN ID #

Additional Information	About This Loan
LENDER NMLS/ LICENSE ID LOAN OFFICER NMLS/ LICENSE ID EMAIL PHONE	MORTGAGE BROKER  NMLS/ LICENSE ID  LOAN OFFICER  NMLS/ LICENSE ID  EMAIL  PHONE
Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations	
Assumption	If you sell or transfer this property to another person, we  ☐ will allow, under certain conditions, this person to assume this loan on the original terms.  ☐ will not allow assumption of this loan on the original terms.
Late Payment	If your payment is more than days late, we will charge a late fee of
Liability after Foreclosure	Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	We intend ☐ to service your loan. If so, you will make your payments to us. ☐ to transfer servicing of your loan.

		ı
Confirm	Receibi	
~***********	14444191	

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Co-Applicant Signature **Applicant Signature** Date Date

LOAN ESTIMATE PAGE 3 OF 3 • LOAN ID #

**Other Considerations** 

LENDER	MORTGAGE BROKER
NMLS/ LICENSE ID	NMLS/ LICENSE ID
LOAN OFFICER	LOAN OFFICER
NMLS/ LICENSE ID	NMLS/ LICENSE ID
EMAIL	EMAIL
PHONE	PHONE

Comparisons	Use these measures to compare this loan with other loans.				
In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs.  Principal you will have paid off.				
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.				
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.				

#### **Assumption** If you sell or transfer this property to another person, we $\square$ will allow, under certain conditions, this person to assume this loan on the original terms. ☐ will not allow assumption of this loan on the original terms. If your payment is more than \_\_\_ days late, we will charge a late fee of **Late Payment** You do not have to accept this loan because you have received this form or signed a **Loan Acceptance** loan application. **Liability after** Taking this loan could end any state law protection you may currently have against liability for **Foreclosure** unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information. Refinance Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan. Servicing We intend

 $\Box$  to service your loan. If so, you will make your payments to us.

 $\Box$  to transfer servicing of your loan.

LOAN ESTIMATE PAGE 3 OF 3 • LOAN ID #

**DECEMBER 31, 2013** 

# Annotated forms for TILA-RESPA Integrated Disclosure

**Closing Disclosure** 



This annotated form is intended to provide a starting point for analysis of the relevant regulatory text. For complete and definitive requirements, please refer to the rule and its Official Interpretations. This annotated form does not represent legal interpretation, guidance, or advice of the Bureau. This document does not bind the Bureau and does not create any rights, benefits, or defenses, substantive or procedural, which are enforceable by any party in any manner.

#### 12 CFR 1026.38

	!	·	D:		- / 1/41
	IOSI	ına	ווכר	losure	2 (2 V 1
•	103	шч		IUSUI V	= ( 4 / ( )

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate. (a)(2)

Closing Information	Transaction Information	Loan Information
Date Issued	Borrower	Loan Term
Closing Date Disbursement Date		Purpose Product
Settlement Agent (a)(3)	Seller (a)(4)	(a)(5)
File #		Loan Type □ Conventional □ FHA □ VA □
Property	Lender	Loan ID #
Sale Price		MIC#
Loan Terms	Can this amount incre	ase after closing?
Loan Amount		-
Interest Rate		
Monthly Principal & Interest	(b)	
See Projected Payments below for your Estimated Total Monthly Payment	(2)	
	Does the loan have th	ese features?
Prepayment Penalty		
Balloon Payment		
Projected Payments		
Payment Calculation		
Principal & Interest		
Mortgage Insurance		
Estimated Escrow Amount can increase over time	(c)	
Estimated Total Monthly Payment		
	This estimate includes	In escrow?
Estimated Taxes, Insurance	☐ Property Taxes	
& Assessments Amount can increase over time	☐ Homeowner's Insurance ☐ Other:	
See page 4 for details		for details. You must pay for other property
	costs separately.	To actual from musicipaly for other property
	( ) ( )	
Costs at Closing	(d)(1)	
Closing Costs	Includes in Loan Costs in Lender Credits. See page 2 for de	
Cash to Close		

		er-Paid		r-Paid	Paid by Others
Loan Costs	At Closing	Before Closing	At Closing	Before Closing	Otners
A. Origination Charges					
01 % of Loan Amount (Points)					
02 03					
04	(f)(	1)			
05	(-)/	.,			
06					
07					
08					
B. Services Borrower Did Not Shop For					
01					
02					
03					
04 05	(f)(	2)			
05 06	(1)	_,			
07					
08					
09					
10					
C. Services Borrower Did Shop For					
01					
02					
03	/6	(3)			
04	(f)	(3)			
05					
06 07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	(f)(	4)			
Loan Costs Subtotals (A + B + C)	(f)(				
, ,	1.1	0,			
Other Costs					
E. Taxes and Other Government Fees	(a)	(4)			
01 Recording Fees Deed: Mortgage:	(g)	(1)			
02					
F. Prepaids					
01 Homeowner's Insurance Premium ( mo.)					
02 Mortgage Insurance Premium ( mo.) 03 Prepaid Interest ( per day from to )	(g)	(2)			
03 Prepaid Interest ( per day from to ) 04 Property Taxes ( mo.)					
05	_				
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance per month for mo.					
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.		(0)			
04	(g)	(3)			
05					
06					
07					
08 Aggregate Adjustment					
H. Other					
01	-				
02 03	-				
04	(g)	(4)			
05	(9)	\ '7			
06	i				
07					
00					
I. TOTAL OTHER COSTS (Borrower-Paid)	(g)	(5)			
	(g)	(6)			
Other Costs Subtotals (E + F + G + H)	1 197	(-)			
Other Costs Subtotals (E + F + G + H)	(6)				
	(h)	(1)	I		
Other Costs Subtotals (E + F + G + H)  J. TOTAL CLOSING COSTS (Borrower-Paid)  Closing Costs Subtotals (D + I)	(h)				

Calculating Cash to Close	Use this table	to see wha	t has changed from your Loan Estimate.
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)		(i)(1)	
Closing Costs Paid Before Closing		(i)(2)	
Closing Costs Financed (Paid from your Loan Amount)		(i)(3)	
Down Payment/Funds from Borrower		(i)(4)	
Deposit		(i)(5)	
Funds for Borrower		(i)(6)	
Seller Credits		(i)(7)	
Adjustments and Other Credits		(i)(8)	
Cash to Close		(i)(9)	

Cash to Close	(i)(9)		
Summaries of Transactions Use this tab	la to can a cum	nmary of your transaction.	
BORROWER'S TRANSACTION	ie to see a suii	SELLER'S TRANSACTION	
K. Due from Borrower at Closing		M. Due to Seller at Closing	
01 Sale Price of Property		01 Sale Price of Property	
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)		03	
04		04	
Adjustments		05	
05		06	
06	(j)(1)	07	(k)(1)
07	<b>3</b> / \ /	08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11		12	
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing		N. Due from Seller at Closing	
01 Deposit		01 Excess Deposit	
02 Loan Amount		02 Closing Costs Paid at Closing (J)	
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	
05 Seller Credit		05 Payoff of Second Mortgage Loan	
Other Credits		06	
06		07	
07		08 Seller Credit	
Adjustments		09	
08	(j)(2)	10	(k)(2)
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to		14 City/Town Taxes to	
13 County Taxes to		15 County Taxes to	
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION TALL DESCRIPTION (A)	
Total Due from Borrower at Closing (K)	—(j)(3)—	Total Due to Seller at Closing (M)	(k)(3)
Total Paid Already by or on Behalf of Borrower at Closing (L)		Total Due from Seller at Closing (N)	· / / / /
Cash to Close 🗌 From 🗌 To Borrower		Cash  From  To Seller	

Loan Disclosures					
Assumption (1)(1)  If you sell or transfer this property  will allow, under certain condir loan on the original terms.  will not allow assumption of the	tions, this person to assume this	Escrow Account (1)(7)  For now, your loan  will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest			
Demand Feature (I)(2)		for failing to mak		nes and meres	
Your loan  ☐ has a demand feature, which pe	rmits vavr landar ta raquira carlu	Escrow			
	uld review your note for details.	Escrowed Property Costs over Year 1	Estimated total amount your escrowed property		
Late Payment (1)(3) If your payment is more than late fee of	days late, your lender will charge a	Non-Escrowed Property Costs over Year 1	Estimated total amount your non-escrowed prop		
Negative Amortization (Increase	in Loan Amount) (I)(4)		You may have other pro	perty costs.	
the interest due that month. A	y payments that do not pay all of s a result, your loan amount will and your loan amount will likely	Initial Escrow Payment	A cushion for the escro- pay at closing. See Sect		
	nal loan amount. Increases in your	Monthly Escrow Payment	The amount included in monthly payment.	your total	
due that month. If you do, you (negatively amortize), and, as a	result, your loan amount may nal loan amount. Increases in your you have in this property.	will not have an escrow account because    you declined it    your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.			
(1) (5)		No Escrow			
Partial Payments (I)(5) Your lender  may accept payments that are	loss than the full amount due	Estimated Property Costs over Year 1	Estimated total amount must pay these costs di in one or two large pay	rectly, possibly	
(partial payments) and apply the		Escrow Waiver Fee			
	ccount until you pay the rest of the ull payment to your loan. yments.	ment may change. but if you do, you n	s may change and, as a result, your e You may be able to cancel your esc nust pay your property costs directl	row account, y. If you fail	
Security Interest (I)(6) You are granting a security interest  You may lose this property if you of		impose fines and p you fail to pay any the amounts to you loan, or (3) require buys on your behal	ty taxes, your state or local governme enalties or (2) place a tax lien on thi of your property costs, your lender ur ur loan balance, (2) add an escrow ar you to pay for property insurance the ff, which likely would cost more and you could buy on your own.	s property. If may (1) add ccount to your nat the lender	
satisfy other obligations for this lo			, , ,		
Adjustable Payment (AP) Ta	able	Adjustable Inte	erest Rate (AIR) Table		
Interest Only Payments?		Index + Margin			
Optional Payments?		Initial Interest Rate			
Step Payments?		Minimum/Maximu			
Seasonal Payments?	(m)	Change Frequenc	у	(n)	
Monthly Principal and Interest Pa		First Change	2006	(11)	
First Change/Amount	iyineiits	Subsequent Changes Limits on Interest Rate Changes			
That change/Amount		Filling Oil litterest	nate changes		

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

First Change Subsequent Changes

Subsequent Changes

Maximum Payment

#### **Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	(0)(1)
Finance Charge. The dollar amount the loan will cost you.	(0)(2)
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	(o)(3)
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	(0)(4)
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	(0)(5)



Questions? If you have questions about the (q)(1) loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing (q)(2)

#### Other Disclosures

#### Appraisal (p)(1)

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

#### Contract Details (p)(2)

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

#### Liability after Foreclosure (p)(3)

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

#### Refinance (p)(4)

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

#### Tax Deductions (p)(5)

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

#### Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name			(r)(1)		
Address			(r)(2)		
NMLS ID License ID			(r)(3)		
Contact			(r)(4)		
Contact NMLS ID			(r)(5)		
Contact License ID			(1)(3)		
Email			(r)(6)		
Phone			(r)(7)		

	(s)		
Confirm Receipt	(6)		
By signing, you are only confirming th this form.	at you have received this	form. You do not have to accept this loan be	ecause you have signed or received
Applicant Signature	Date	Co-Applicant Signature	Date

# TILA RESPA Integrated Disclosure

H-25(A) Mortgage Loan Transaction Closing Disclosure - Model Form

This is a blank model Closing Disclosure that illustrates the content requirements in 12 CFR § 1026.38. This form provides three variations of page one, one page two, one page three, four variations of page four, and four variations of page five, reflecting the variable content requirements in 12 CFR § 1026.38. This form does not reflect modifications permitted under 12 CFR § 1026.38(t).



# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction Ir	formation	Loan Info	rmation
Date Issued	Borrower		Loan Term	
Closing Date			Purpose	
Disbursement Date Settlement Agent	Seller		Product	
File #	<b>544.</b>		Loan Type	☐ Conventional ☐ FHA
Property				□VA □
Sale Price	Lender		Loan ID # MIC #	
Loan Terms		Can this amount increase a	fter closing	?
Loan Amount				
Interest Rate				
Monthly Principal & Interest				
See Projected Payments below for your Estimated Total Monthly Payment				
		Does the loan have these fe	eatures?	
Prepayment Penalty				
Balloon Payment				
Projected Payments				
Payment Calculation				
Principal & Interest				
Mortgage Insurance				
Estimated Escrow Amount can increase over time				
Estimated Total Monthly Payment				
		This estimate includes		In escrow?
Estimated Taxes, Insurance		$\square$ Property Taxes		
& Assessments		☐ Homeowner's Insurance		
Amount can increase over time See page 4 for details		Other:		
See page 4 for details		See Escrow Account on page 4 for de costs separately.	tails. You must	pay for other property
Costs at Clasing				
Costs at Closing				
Closing Costs	Includ in Len	les in Loan Costs + der Credits. <i>See page 2 for details</i> .	in Oth	er Costs –
Cash to Close	Includ	des Closing Costs. See Calculating	Cash to Close o	on page 3 for details.

# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction Information			Loan Information	
Date Issued	Borrower		Loan Term		
Closing Date			Purpose		
Disbursement Date Settlement Agent	Seller		Product		
File #	beller		Loan Type	□ Conventional □ FHA	
Property			,,,	□VA □	
Appraised Prop. Value	Lender		Loan ID # MIC #		
Loan Terms		Can this amount increase a	fter closing	?	
Loan Amount					
Interest Rate					
Monthly Principal & Interest					
See Projected Payments below for your Estimated Total Monthly Payment					
		Does the loan have these f	eatures?		
Prepayment Penalty					
Balloon Payment					
Projected Payments					
Payment Calculation					
Principal & Interest					
Mortgage Insurance					
Estimated Escrow Amount can increase over time					
Estimated Total Monthly Payment					
		This estimate includes		In escrow?	
Estimated Taxes, Insurance		☐ Property Taxes			
& Assessments		☐ Homeowner's Insurance			
Amount can increase over time		□ Other:			
See page 4 for details		See Escrow Account on page 4 for de costs separately.	tails. You must	pay for other property	
Costs at Closing					
Closing Costs	Incluc in Ler	les in Loan Costs + der Credits. See page 2 for details.	in Oth	er Costs –	
Cash to Close	Includ	des Closing Costs. See Calculating	Cash to Close (	on page 3 for details.	

# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction In	Loan Information		
Date Issued	Borrower		Loan Term	
Closing Date			Purpose	
Disbursement Date	C-11		Product	
Settlement Agent File #	Seller		Loan Type	□ Conventional □ FHA
Property			Loan Type	
	Lender		Loan ID #	
Estimated Prop. Value			MIC#	
Loan Terms		Can this amount increase a	fter closing	?
Loan Amount				
Interest Rate				
Monthly Principal & Interest				
See Projected Payments below for your Estimated Total Monthly Payment				
		Does the loan have these fe	atures?	
Prepayment Penalty				
Balloon Payment				
Projected Payments				
Payment Calculation				
Principal & Interest				
Mortgage Insurance				
Estimated Escrow Amount can increase over time				
Estimated Total Monthly Payment				
		This estimate includes		In escrow?
Estimated Taxes, Insurance		☐ Property Taxes		
& Assessments		$\square$ Homeowner's Insurance		
Amount can increase over time		$\square$ Other:		
See page 4 for details		See Escrow Account on page 4 for de costs separately.	tails. You must	pay for other property
Control Class				
Costs at Closing				
Closing Costs	Includ in Len	les in Loan Costs + der Credits. <i>See page 2 for details</i> .	in Oth	er Costs –
Cash to Close	Includ	les Closing Costs. See Calculating	Cash to Close o	on page 3 for details.

	Borrower-Paid		6.11		
Lean Costs				r-Paid	Paid by Others
Loan Costs	At Closing	Before Closing	At Closing	Before Closing	Others
A. Origination Charges					
01 % of Loan Amount (Points)					
02					
03					
04					
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
09	_				
10					
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08	_				
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)					
E. Taxes and Other Government Fees					
01 Recording Fees Deed: Mortgage:					
02					
F. Prepaids					
01 Homeowner's Insurance Premium ( mo.)					
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( per day from to )					
04 Property Taxes ( mo.)					
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance per month for mo.					
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.					
_04					
05					
06					
07					
08 Aggregate Adjustment					
H. Other					
01					
	+				
02	-				
03	-				
04					
05					
06					
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)				'	
Other Costs Subtotals (E + F + G + H)					
Other Costs Subtotals (E + F + G + F)			<u> </u>		
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)					
Lender Credits					

	see a summary of your transaction.
BORROWER'S TRANSACTION	SELLER'S TRANSACTION
K. Due from Borrower at Closing	M. Due to Seller at Closing
11 Sale Price of Property	01 Sale Price of Property
2 Sale Price of Any Personal Property Included in Sale	02 Sale Price of Any Personal Property Included in Sale
3 Closing Costs Paid at Closing (J)	03
4	04
djustments	05
5	06
	07
directors and a few Manner David has Callbania Advances	08
ljustments for Items Paid by Seller in Advance	Adjustments for Items Paid by Seller in Advance
City/Town Taxes to County Taxes to	09 City/Town Taxes to
County Taxes to	10 County Taxes to
Assessments to	
	13
	14
	15
	16
aid Already by or on Behalf of Borrower at Closing	N. Due from Seller at Closing
Deposit	01 Excess Deposit
Loan Amount	02 Closing Costs Paid at Closing (J)
Existing Loan(s) Assumed or Taken Subject to	03 Existing Loan(s) Assumed or Taken Subject to
J. J. Lange, Caramina and Caramina and Jacob Co.	04 Payoff of First Mortgage Loan
Seller Credit	05 Payoff of Second Mortgage Loan
er Credits	06
	07
	08 Seller Credit
ustments	09
	10
	11
	12
	13
ljustments for Items Unpaid by Seller	Adjustments for Items Unpaid by Seller
City/Town Taxes to	14 City/Town Taxes to
County Taxes to	15 County Taxes to
Assessments to	16 Assessments to
	17
	18
	19
LCULATION	CALCULATION
al Due from Borrower at Closing (K)	Total Due to Seller at Closing (M)
al Paid Already by or on Behalf of Borrower at Closing (L)	Total Due from Seller at Closing (N)
h to Close    From    To Borrower	Cash  From  To Seller

#### **Loan Disclosures Assumption** If you sell or transfer this property to another person, your lender ☐ will allow, under certain conditions, this person to assume this loan on the original terms. ☐ will not allow assumption of this loan on the original terms. **Demand Feature** Your loan ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. $\square$ does not have a demand feature. **Late Payment** If your payment is more than \_\_\_ days late, your lender will charge a late fee of \_ **Negative Amortization** (Increase in Loan Amount) Under your loan terms, you are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. $\Box$ do not have a negative amortization feature. **Partial Payments** Your lender may accept payments that are less than the full amount due (partial payments) and apply them to your loan. $\square$ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan. ☐ does not accept any partial payments. If this loan is sold, your new lender may have a different policy.

**Security Interest** 

You are granting a security interest in

satisfy other obligations for this loan.

You may lose this property if you do not make your payments or

#### **Escrow Account**

For now, your loan

will have an escrow account (also called an "impound" or "trust"
account) to pay the property costs listed below. Without an escrow
account, you would pay them directly, possibly in one or two large
payments a year. Your lender may be liable for penalties and interest
for failing to make a payment.

Escrow				
Escrowed Property Costs over Year 1	Estimated total amount over year 1 for your escrowed property costs:			
Non-Escrowed Property Costs over Year 1	Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.			
Initial Escrow Payment	A cushion for the escrow account you pay at closing. See Section G on page 2.			
Monthly Escrow Payment	The amount included in your total monthly payment.			

□ will not have an escrow account because □ you declined it □ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow				
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.		
Escrow Waiver Fee				

#### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

#### **Loan Disclosures Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan ☐ will have an escrow account (also called an "impound" or "trust" ☐ will allow, under certain conditions, this person to assume this account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a **Property Costs** your non-escrowed property costs: late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you **Initial Escrow** A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total **Payment** monthly payment. loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\Box$ do not have a negative amortization feature. No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. may accept payments that are less than the full amount due Escrow Waiver Fee (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow paydoes not accept any partial payments. ment may change. You may be able to cancel your escrow account, If this loan is sold, your new lender may have a different policy. but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) **Security Interest** impose fines and penalties or (2) place a tax lien on this property. If You are granting a security interest in you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own. You may lose this property if you do not make your payments or satisfy other obligations for this loan. Adjustable Interest Rate (AIR) Table Adjustable Payment (AP) Table **Interest Only Payments?** Index + Margin Initial Interest Rate **Optional Payments?** Minimum/Maximum Interest Rate **Step Payments? Change Frequency** Seasonal Payments? First Change Monthly Principal and Interest Payments **Subsequent Changes**

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

Limits on Interest Rate Changes

First Change

Subsequent Changes

First Change/Amount

**Subsequent Changes** 

Maximum Payment

### **Additional Information About This Loan**

### **Loan Disclosures Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan ☐ will have an escrow account (also called an "impound" or "trust" ☐ will allow, under certain conditions, this person to assume this account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a **Property Costs** your non-escrowed property costs: late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you Initial Escrow A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total **Payment** monthly payment. loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\Box$ do not have a negative amortization feature. No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. may accept payments that are less than the full amount due Escrow Waiver Fee (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow paydoes not accept any partial payments. ment may change. You may be able to cancel your escrow account, If this loan is sold, your new lender may have a different policy. but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) **Security Interest** impose fines and penalties or (2) place a tax lien on this property. If You are granting a security interest in you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own. You may lose this property if you do not make your payments or satisfy other obligations for this loan. Adjustable Payment (AP) Table **Interest Only Payments? Optional Payments? Step Payments? Seasonal Payments?** Monthly Principal and Interest Payments First Change/Amount **Subsequent Changes**

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

Maximum Payment

### **Additional Information About This Loan**

**Loan Disclosures** 

### **Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan ☐ will have an escrow account (also called an "impound" or "trust" ☐ will allow, under certain conditions, this person to assume this account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a **Property Costs** your non-escrowed property costs: late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you Initial Escrow A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total **Payment** monthly payment. loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\Box$ do not have a negative amortization feature. No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. may accept payments that are less than the full amount due Escrow Waiver Fee (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow pay- $\square$ does not accept any partial payments. ment may change. You may be able to cancel your escrow account, If this loan is sold, your new lender may have a different policy. but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) **Security Interest** impose fines and penalties or (2) place a tax lien on this property. If You are granting a security interest in you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own. You may lose this property if you do not make your payments or satisfy other obligations for this loan.

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

Adjustable Interest Rate (AIR) Table

Minimum/Maximum Interest Rate

Limits on Interest Rate Changes

Index + Margin
Initial Interest Rate

Change Frequency
First Change

First Change

**Subsequent Changes** 

Subsequent Changes

# Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled. Finance Charge. The dollar amount the loan will cost you. Amount Financed. The loan amount available after paying your upfront finance charge. Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate. Total Interest Percentage (TIP). The total amount

of interest that you will pay over the loan term as a

percentage of your loan amount.

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
Contact License ID					
Email					
Phone					

### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature Date Co-Applicant Signature Date

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID #

### **Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### **Loan Acceptance**

You do not have to accept this loan because you have received this form or signed a loan application.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### Contact Information

Contact informa	tion				
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
ContactLicense ID					
Email					
Phone					

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID #

# Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled. Finance Charge. The dollar amount the loan will cost you. Amount Financed. The loan amount available after paying your upfront finance charge. Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate. Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a

7

this form.

percentage of your loan amount.

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- □ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

## Contact Information Lender **Mortgage Broker** Real Estate Broker (B) Real Estate Broker (S) **Settlement Agent** Name **Address NMLS ID** License ID Contact **Contact NMLS ID** Contact \_\_ License ID **Email Phone Confirm Receipt**

Applicant Signature Date Co-Applicant Signature Date

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID #

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received

### **Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### Loan Acceptance

You do not have to accept this loan because you have received this form or signed a loan application.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

Contact informa	tion				
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
License ID					
Contact					
Contact NMLS ID					
ContactLicense ID					
Email					
Phone					

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID #

# TILA RESPA Integrated Disclosure

# H-25(B) Mortgage Loan Transaction Closing Disclosure – Fixed Rate Loan Sample

This is a sample of a completed Closing Disclosure for the fixed rate loan illustrated by form H-24(B). The purpose, product, sale price, loan amount, loan term, and interest rate have not changed from the estimates provided on the Loan Estimate. The creditor requires an escrow account and that the consumer pay for private mortgage insurance for the transaction.



# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information Transaction Information Loan Information **Borrower** Michael Jones and Mary Stone Loan Term 30 years **Date Issued** 4/15/2013 **Closing Date** 4/15/2013 123 Anywhere Street Purpose **Purchase Disbursement Date** 4/15/2013 Anytown, ST 12345 **Fixed Rate Product** Settlement Agent Epsilon Title Co. Seller Steve Cole and Amy Doe ■ Conventional □ FHA File# 12-3456 321 Somewhere Drive Loan Type 456 Somewhere Ave **Property** Anytown, ST 12345 □VA □ Anytown, ST 12345 Ficus Bank 123456789 Lender Loan ID# **Sale Price** \$180,000 MIC# 000654321

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$761.78	NO
		Does the loan have these features?
Prepayment Penalty		YES • As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment		NO

### **Projected Payments Payment Calculation** Years 1-7 **Years 8-30** Principal & Interest \$761.78 \$761.78 Mortgage Insurance 82.35 **Estimated Escrow** 206.13 206.13 Amount can increase over time **Estimated Total** \$1,050.26 \$967.91 **Monthly Payment** This estimate includes In escrow? **Estimated Taxes, Insurance YES x** Property Taxes & Assessments \$356.13 YES X Homeowner's Insurance Amount can increase over time a month X Other: Homeowner's Association Dues NO See page 4 for details See Escrow Account on page 4 for details. You must pay for other property costs separately.

Costs at Closing		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details</i> .
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

# **Closing Cost Details**

Loan Costs	Borrowei		Seller-P		Paid by Others
		Before Closing	At Closing B	efore Closing	
A. Origination Charges	\$1,802	2.00			
01 0.25 % of Loan Amount (Points) 02 Application Fee	\$405.00 \$300.00				
03 Underwriting Fee	\$1,097.00				
04	\$1,097.00				
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$236.	55			
01 Appraisal Fee to John Smith Appraisers Inc.					\$405.0
02 Credit Report Fee to Information Inc.		\$29.80			
03 Flood Determination Fee to Info Co.	\$20.00				
04 Flood Monitoring Fee to Info Co.	\$31.75				
05 Tax Monitoring Fee to Info Co.	\$75.00				
06 Tax Status Research Fee to Info Co.	\$80.00				
07					
08					
09					
10					
C. Services Borrower Did Shop For	\$2,655	.50			
01 Pest Inspection Fee to Pests Co.	\$120.50				
02 Survey Fee to Surveys Co.	\$85.00				
03 Title – Insurance Binder to Epsilon Title Co.	\$650.00				
04 Title – Lender's Title Insurance to Epsilon Title Co.	\$500.00				
05 Title – Settlement Agent Fee to Epsilon Title Co.	\$500.00				
06 Title – Title Search to Epsilon Title Co.	\$800.00				
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)	\$4,694	.05			
Loan Costs Subtotals (A + B + C)	\$4,664.25	\$29.80			
Other Costs	ėor (				
E. Taxes and Other Government Fees	<b>\$85.0</b>	00			
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00	<b>\$85.</b> 00	00	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State	\$85.00		\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids	\$85.00 \$2,120		\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$85.00		\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium ( mo.)	\$85.00 \$2,120 \$1,209.96		\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  2 Mortgage Insurance Premium (mo.)  3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)	\$85.00 \$2,120 \$1,209.96 \$279.04		\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  2 Mortgage Insurance Premium ( mo.)  3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  4 Property Taxes ( 6 mo.) to Any County USA	\$85.00 \$2,120 \$1,209.96		\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  2 Mortgage Insurance Premium ( mo.)  3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  4 Property Taxes (6 mo.) to Any County USA	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  2 Mortgage Insurance Premium ( mo.)  3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80	0.80	\$950.00		
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00  12 Transfer Tax to Any State  F. Prepaids  13 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  16 Property Taxes (6 mo.) to Any County USA  17 G. Initial Escrow Payment at Closing  18 Homeowner's Insurance \$100.83 per month for 2 mo.	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  2 Mortgage Insurance Premium (mo.)  3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing  1 Homeowner's Insurance \$100.83 per month for 2 mo.  2 Mortgage Insurance premium (mo.)	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo.	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo.	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 per month for 2 mo. 5	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5 G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 O5 6 G. Initial Escrow Payment at Closing per month for 2 mo. 6 Mortgage Insurance per month for 2 mo. 7 Mortgage Insurance per month for 2 mo. 7 Mortgage Insurance premium (12 mo.) to Insurance Co. 8 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Co. 9 Mortgage Insurance Premium (12 mo.) to Insurance Premium	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids  1 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  2 Mortgage Insurance Premium ( mo.)  3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing  1 Homeowner's Insurance \$100.83 per month for 2 mo.  2 Mortgage Insurance premium ( no.)  2 Mortgage Insurance premium ( no.)	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66	0.80	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 5 6 6 7 7 8 Aggregate Adjustment	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66	25	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5 G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 Degree Mortgage Insurance per month for 2 mo. 5 Aggregate Adjustment  H. Other	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60	25	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5 G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 Degree Mortgage Insurance per month for 2 mo. 5 Aggregate Adjustment  H. Other 1 HOA Capital Contribution to HOA Acre Inc.	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60	25	\$950.00		
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA  5 G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 Degree Mortgage Insurance per month for 2 mo. 4 Degree Mortgage Insurance per month for 2 mo. 5 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 6 Degree Mortgage Insurance per month for 2 mo. 7 Degree Mortgage Insurance permium (12 mo.) to Insurance Co. 7 Degree Mortgage Insurance Premium (12 mo.) to Insurance Co. 8 Degree State Insurance Premium (12 mo.) to I	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60 -0.01 \$2,400 \$500.00	25	\$950.00	\$750.00	
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00  12 Transfer Tax to Any State  F. Prepaids  13 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  16 Property Taxes (6 mo.) to Any County USA  17 Mortgage Insurance (100.83 per month for 2 mo.  18 Mortgage Insurance premium (mo.)  19 Homeowner's Insurance \$100.83 per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  11 Homeowner's Insurance per month for 2 mo.  12 Mortgage Insurance per month for 2 mo.  13 Property Taxes \$105.30 per month for 2 mo.  14 Mortgage Insurance per month for 2 mo.  15 Mortgage Insurance per month for 2 mo.  16 Mortgage Insurance premium (mo.)  17 Mortgage Insurance premium (mo.)  18 Mortgage Insurance premium (mo.)  19 Mortgage Insurance premium (mo.)  10 Mortgage Insurance Premium (mo.)  1	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60 -0.01 \$2,400 \$500.00 \$150.00	25	\$950.00	\$750.00	
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00  12 Transfer Tax to Any State  F. Prepaids  13 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  16 Property Taxes (6 mo.) to Any County USA  17 Homeowner's Insurance \$100.83 per month for 2 mo.  18 Mortgage Insurance per month for 2 mo.  19 Mortgage Insurance per month for 2 mo.  20 Mortgage Insurance per month for 2 mo.  21 Mortgage Insurance per month for 2 mo.  22 Mortgage Insurance per month for 2 mo.  23 Property Taxes \$105.30 per month for 2 mo.  24 Mortgage Insurance per month for 2 mo.  25 Mortgage Insurance per month for 2 mo.  26 Mortgage Insurance per month for 2 mo.  27 Mortgage Insurance per month for 2 mo.  28 Mortgage Insurance per month for 2 mo.  29 Mortgage Insurance per month for 2 mo.  20 Mortgage Insurance per month for 2 mo.  20 Mortgage Insurance premium (mo.)  21 Mortgage Insurance premium (no.)  22 Mortgage Insurance premium (no.)  23 Property Taxes \$105.30 per month for 2 mo.  24 Mortgage Insurance premium (no.)  29 Mortgage Insurance premium (no.)  20 Mortgage Insurance Premium (no.)  30 Property Taxes to 5/1/13 t	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60 -0.01 \$2,400 \$500.00 \$150.00	25		\$750.00	
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA 5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4  6  7  8 Aggregate Adjustment  H. Other 1 HOA Capital Contribution to HOA Acre Inc. 4 HOA Processing Fee to HOA Acre Inc. 5 HOA Processing Fee to Engineers Inc. 6 Home Warranty Fee to XYZ Warranty Inc. 6 Real Estate Commission to Alpha Real Estate Broker	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60 -0.01 \$2,400 \$500.00 \$150.00	25	\$450.00	\$750.00	
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA 5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4  64  65  66  67  68 Aggregate Adjustment  H. Other  1 HOA Capital Contribution to HOA Acre Inc. 60 HOA Processing Fee to HOA Acre Inc. 61 HOA Processing Fee to HOA Acre Inc. 62 HOA Processing Fee to Engineers Inc. 63 Home Inspection Fee to Engineers Inc. 64 Home Warranty Fee to XYZ Warranty Inc. 65 Real Estate Commission to Alpha Real Estate Broker	\$85.00 \$2,120 \$1,209.96 \$279.04 \$631.80 \$412. \$201.66 \$210.60 -0.01 \$2,400 \$500.00 \$150.00	25	\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA 5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 Mortgage Insurance per month for 2 mo. 4 HOA Capital Contribution to HOA Acre Inc. 5 HOA Processing Fee to HOA Acre Inc. 6 HOA Processing Fee to HOA Acre Inc. 6 HOA Processing Fee to HOA Acre Inc. 6 HOME Warranty Fee to XYZ Warranty Inc. 6 Real Estate Commission to Alpha Real Estate Broker 6 Real Estate Commission to Omega Real Estate Broker 7 Title – Owner's Title Insurance (optional) to Epsilon Title Co.	\$85.00  \$2,120 \$1,209.96  \$279.04 \$631.80  \$412. \$201.66  \$210.60  -0.01 \$2,400 \$500.00 \$150.00 \$750.00  \$1,000.00	25	\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA 5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4 Mortgage Insurance per month for 2 mo. 4 HOA Capital Contribution to HOA Acre Inc. 5 HOA Processing Fee to HOA Acre Inc. 6 HOA Processing Fee to HOA Acre Inc. 6 HOA Processing Fee to HOA Acre Inc. 6 HOME Warranty Fee to XYZ Warranty Inc. 6 Real Estate Commission to Alpha Real Estate Broker 6 Real Estate Commission to Omega Real Estate Broker 7 Title – Owner's Title Insurance (optional) to Epsilon Title Co.	\$85.00  \$2,120 \$1,209.96  \$279.04 \$631.80  \$412. \$201.66  \$210.60  -0.01 \$2,400 \$500.00 \$150.00 \$750.00	25	\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00  12 Transfer Tax to Any State  F. Prepaids  13 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  16 Property Taxes (6 mo.) to Any County USA  17 Homeowner's Insurance \$100.83 per month for 2 mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  11 Homeowner's Insurance per month for 2 mo.  12 Mortgage Insurance per month for 2 mo.  13 Property Taxes \$105.30 per month for 2 mo.  14 Homeowner's Insurance per month for 2 mo.  15 Hoha Acre Inc.  16 Hoha Acre Inc.  17 Hoha Processing Fee to Hoha Acre Inc.  18 Home Inspection Fee to Engineers Inc.  19 Homeowner's Insurance (optional) to Epsilon Title Co.  10 Title – Owner's Title Insurance (optional) to Epsilon Title Co.	\$85.00  \$2,120 \$1,209.96  \$279.04 \$631.80  \$412. \$201.66  \$210.60  -0.01 \$2,400 \$500.00 \$150.00 \$750.00  \$1,000.00	25	\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00  12 Transfer Tax to Any State  F. Prepaids  13 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  16 Property Taxes (6 mo.) to Any County USA  17 Homeowner's Insurance \$100.83 per month for 2 mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  11 Homeowner's Insurance per month for 2 mo.  12 Mortgage Insurance per month for 2 mo.  13 Property Taxes \$105.30 per month for 2 mo.  14 Homeowner's Insurance per month for 2 mo.  15 Hoha Acre Inc.  16 Hoha Acre Inc.  17 Hoha Processing Fee to Hoha Acre Inc.  18 Home Inspection Fee to Engineers Inc.  19 Homeowner's Insurance (optional) to Epsilon Title Co.  10 Title – Owner's Title Insurance (optional) to Epsilon Title Co.	\$85.00  \$2,120 \$1,209.96  \$279.04 \$631.80  \$412. \$201.66  \$210.60  -0.01  \$2,400 \$500.00 \$150.00 \$750.00  \$1,000.00	25	\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government Fees  11 Recording Fees Deed: \$40.00 Mortgage: \$45.00  12 Transfer Tax to Any State  F. Prepaids  11 Homeowner's Insurance Premium (12 mo.) to Insurance Co.  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)  14 Property Taxes (6 mo.) to Any County USA  15  16 Initial Escrow Payment at Closing  17 Homeowner's Insurance \$100.83 per month for 2 mo.  18 Mortgage Insurance per month for 2 mo.  19 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  10 Mortgage Insurance per month for 2 mo.  11 HOA Capital Contribution to HOA Acre Inc.  12 HOA Processing Fee to HOA Acre Inc.  13 Home Inspection Fee to Engineers Inc.  14 Home Warranty Fee to XYZ Warranty Inc.  15 Real Estate Commission to Alpha Real Estate Broker  16 Real Estate Commission to Omega Real Estate Broker  17 Title – Owner's Title Insurance (optional) to Epsilon Title Co.  18 I. TOTAL OTHER COSTS (Borrower-Paid)  Other Costs Subtotals (E + F + G + H)	\$85.00  \$2,120 \$1,209.96  \$279.04 \$631.80  \$412. \$201.66  \$210.60  -0.01  \$2,400 \$500.00 \$150.00 \$750.00  \$1,000.00		\$450.00 \$5,700.00	\$750.00	
E. Taxes and Other Government Fees  1 Recording Fees Deed: \$40.00 Mortgage: \$45.00  2 Transfer Tax to Any State  F. Prepaids 1 Homeowner's Insurance Premium (12 mo.) to Insurance Co. 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13) 4 Property Taxes (6 mo.) to Any County USA 5  G. Initial Escrow Payment at Closing 1 Homeowner's Insurance \$100.83 per month for 2 mo. 2 Mortgage Insurance per month for mo. 3 Property Taxes \$105.30 per month for 2 mo. 4  5  6  7  8 Aggregate Adjustment  H. Other 1 HOA Capital Contribution to HOA Acre Inc. 5 HOA Processing Fee to HOA Acre Inc. 6 HOA Processing Fee to HOA Acre Inc. 6 Home Warranty Fee to Engineers Inc. 6 Home Warranty Fee to XYZ Warranty Inc. 6 Real Estate Commission to Alpha Real Estate Broker	\$85.00  \$2,120 \$1,209.96  \$279.04 \$631.80  \$412. \$201.66  \$210.60  -0.01 \$2,400 \$500.00 \$150.00 \$750.00  \$1,000.00  \$5,018.05		\$450.00 \$5,700.00	\$750.00	\$405.00

**Calculating Cash to Close** Use this table to see what has changed from your Loan Estimate.

calculating cash to close	ose tills tab	ie to see iiiiat i	nus enungea nom your zoun zoumute.
	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	- \$29.80	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO
Deposit	- \$10,000.00	- \$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	- \$2,500.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0	- \$1,035.04	YES • See details in Sections K and L
Cash to Close	\$16,054.00	\$14,147.26	

### **Summaries of Transactions**

### Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION		SELLER'S TRANSACTION	
K. Due from Borrower at Closing	\$189,762.30	M. Due to Seller at Closing	\$180,080.00
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,682.30	03	
04		04	
Adjustments		05	
05		06	
06		07	
07		08	
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to		09 City/Town Taxes to	
09 County Taxes to		10 County Taxes to	
10 Assessments to		11 Assessments to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13	\$80.00
12		13	
13		14	
14		15	
15		16	
L. Paid Already by or on Behalf of Borrower at Closing	\$175,615.04	N. Due from Seller at Closing	\$115,665.04
01 Deposit	\$10,000.00	01 Excess Deposit	
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to	
04		04 Payoff of First Mortgage Loan	\$100,000.00
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan	
Other Credits		06	
06 Rebate from Epsilon Title Co.	\$750.00	07	
07		08 Seller Credit	\$2,500.00
Adjustments		09	
08		10	
09		11	
10		12	
11		13	
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14 City/Town Taxes 1/1/13 to 4/14/13	\$365.04
13 County Taxes to		15 County Taxes to	
14 Assessments to		16 Assessments to	
15		17	
16		18	
17		19	
CALCULATION		CALCULATION	
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)	\$180,080.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	- \$175,615.04	Total Due from Seller at Closing (N)	- \$115,665.04
		Cash ☐ From X To Seller	\$64,414.9

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID # 123456789

### Additional Information About This Loan

### **Loan Disclosures**

### **Assumption**

If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms.

**X** will not allow assumption of this loan on the original terms.

### **Demand Feature**

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

**X** does not have a demand feature.

### **Late Payment**

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

### **Negative Amortization** (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- **X** do not have a negative amortization feature.

### **Partial Payments**

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- $\square$  does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

### **Security Interest**

You are granting a security interest in 456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### **Escrow Account**

For now, your loan

will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs:  Homeowner's Association Dues  You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow	
Estimated Property Costs over Year 1	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

### **Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$162,000.00
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
Address	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
NMLS ID					
ST License ID			Z765416	Z61456	Z61616
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID	12345				
Contact ST License ID			P16415	P51461	PT1234
Email	joesmith@ ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@ epsilontitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321

### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature	Date	Co-Applicant Signature	Date

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID # 123456789

# TILA RESPA Integrated Disclosure

H-25(C) Mortgage Loan Transaction Closing Disclosure – Borrower Funds from Second-Lien Loan in Summaries of Transactions Sample

This is a sample of the information required on the Closing Disclosure by 12 CFR §1026.38(j) for disclosure of consumer funds from a simultaneous second-lien credit transaction not otherwise disclosed pursuant to 12 CFR §1026.38(j)(2)(iii) or (iv) that is used to finance part of the purchase price of the property subject to the transaction.



### **Summaries of Transactions**

### Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION SELLER'S TRANSACTION K. Due from Borrower at Closing M. Due to Seller at Closing 01 Sale Price of Property 01 Sale Price of Property 02 Sale Price of Any Personal Property Included in Sale 02 Sale Price of Any Personal Property Included in Sale 03 Closing Costs Paid at Closing (J) 04 04 **Adjustments** 05 05 06 07 06 08 07 Adjustments for Items Paid by Seller in Advance Adjustments for Items Paid by Seller in Advance 08 City/Town Taxes City/Town Taxes to to **County Taxes County Taxes** 09 10 to to Assessments Assessments 10 to to 11 12 12 13 14 13 14 15 15 16 L. Paid Already by or on Behalf of Borrower at Closing N. Due from Seller at Closing 01 Deposit 01 Excess Deposit 02 Closing Costs Paid at Closing (J) 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 03 Existing Loan(s) Assumed or Taken Subject to 04 Second Loan (Principal Balance \$100,000) 04 Payoff of First Mortgage Loan \$96,500.00 05 Seller Credit 05 Payoff of Second Mortgage Loan **Other Credits** 06 06 07 07 08 Seller Credit **Adjustments** 09 09 11 12 10 11 13 Adjustments for Items Unpaid by Seller Adjustments for Items Unpaid by Seller 12 City/Town Taxes 14 City/Town Taxes to 13 **County Taxes** 15 **County Taxes** to to 14 Assessments to 16 Assessments to 15 17 16 18 17 19 **CALCULATION CALCULATION** Total Due from Borrower at Closing (K) Total Due to Seller at Closing (M) Total Paid Already by or on Behalf of Borrower at Closing (L) Total Due from Seller at Closing (N) Cash $\square$ From $\square$ To Seller

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID #

# TILA RESPA Integrated Disclosure

H-25(D) Mortgage Loan Transaction Closing Disclosure – Borrower Satisfaction of Seller's Second-Lien Loan Outside of Closing in Summaries of Transactions Sample

This is a sample of the information required on the Closing Disclosure by 12 CFR §1026.38(j) and (k) for the satisfaction of a junior-lien transaction by the consumer, which was not paid from closing funds.



### **Summaries of Transactions**

### Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION SELLER'S TRANSACTION K. Due from Borrower at Closing M. Due to Seller at Closing 01 Sale Price of Property 01 Sale Price of Property 02 Sale Price of Any Personal Property Included in Sale 02 Sale Price of Any Personal Property Included in Sale 03 Closing Costs Paid at Closing (J) 03 04 04 **Adjustments** 05 05 06 07 06 08 Adjustments for Items Paid by Seller in Advance Adjustments for Items Paid by Seller in Advance 08 City/Town Taxes City/Town Taxes to to **County Taxes County Taxes** 09 10 to to Assessments Assessments to to 11 12 12 13 13 14 14 15 15 16 L. Paid Already by or on Behalf of Borrower at Closing N. Due from Seller at Closing 01 Deposit 01 Excess Deposit 02 Closing Costs Paid at Closing (J) 02 Loan Amount 03 Existing Loan(s) Assumed or Taken Subject to 03 Existing Loan(s) Assumed or Taken Subject to 04 Satisfaction of Junior Lien \$5,000 P.O.C. Borrower 04 Payoff of First Mortgage Loan 05 Payoff of Second Mortgage Loan 05 Seller Credit **Other Credits** 06 Satisfaction of Junior Lien \$5,000 P.O.C. Borrower 07 06 07 08 Seller Credit **Adjustments** 09 08 09 11 12 11 13 Adjustments for Items Unpaid by Seller Adjustments for Items Unpaid by Seller City/Town Taxes 14 City/Town Taxes to 12 13 **County Taxes** 15 **County Taxes** to to 14 Assessments to 16 Assessments to 15 17 16 18 19 17 **CALCULATION CALCULATION** Total Due from Borrower at Closing (K) Total Due to Seller at Closing (M) Total Paid Already by or on Behalf of Borrower at Closing (L) Total Due from Seller at Closing (N) **Cash to Close ☐ From ☐ To Borrower Cash** ☐ **From** ☐ **To Seller**

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID #

# TILA RESPA Integrated Disclosure

# H-25(E) Mortgage Loan Transaction Closing Disclosure – Refinance Transaction Sample

This is a sample of a completed Closing Disclosure for the refinance transaction illustrated by form H-24(D). The purpose, loan amount, loan term, and interest rate have not changed from the estimates provided on the Loan Estimate. The outstanding balance of the existing mortgage loan securing the property was less than estimated on the Loan Estimate. The creditor requires an escrow account and that the consumer pay for private mortgage insurance for the transaction.



# **Closing Disclosure**

Appraised Prop. Value

Anytown, ST 12345

\$180,000

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

MIC#

Transaction Information Loan Information Closing Information **Date Issued** Borrower Michael Jones and Mary Stone 4/15/2013 **Closing Date** 4/15/2013 123 Anywhere Street 4/15/2013 Anytown, ST 12345 **Disbursement Date** Ficus Bank Zeta Title Lender **Settlement Agent** File# 12-3456 **Property** 123 Anywhere Street

Loan Term 30 years
Purpose Refinance
Product Fixed Rate

Loan Type ☑ Conventional ☐ FHA ☐ VA ☐ \_\_\_\_\_\_\_

Loan ID # 123456789

009874513

**Loan Terms** Can this amount increase after closing? NO \$150,000 **Loan Amount** 4.25% NO **Interest Rate** \$737.91 NO **Monthly Principal & Interest** See Projected Payments below for your **Estimated Total Monthly Payment** Does the loan have these features? **Prepayment Penalty** NO **Balloon Payment** NO

**Projected Payments Payment Calculation** Years 1-4 **Years 5-30** Principal & Interest \$737.91 \$737.91 Mortgage Insurance 82.35 **Estimated Escrow** 206.13 + 206.13 + Amount can increase over time **Estimated Total** \$1,026.39 \$944.04 **Monthly Payment** This estimate includes In escrow? **Estimated Taxes, Insurance YES x** Property Taxes & Assessments \$356.13 **YES** X Homeowner's Insurance Amount can increase over time a month X Other: HOA Dues NO See details on page 4 See page 4 for escrowed property costs. You must pay for other property costs separately.

Costs at Closing		
Closing Costs	\$5,757.57	Includes \$3,495.50 in Loan Costs + \$2,762.07 in Other Costs – \$500 in Lender Credits. See page 2 for details.
Cash to Close	\$29,677.43	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.  ☐ From 😰 To Borrower

## **Closing Cost Details**

		Borrower-F	Paid	Paid by
Loan Costs		At Closing Before Closing		Others
A. Origination Charges		\$1,950.0	0	
01 .5 % of Loan Amount (Points	5)	\$750.00		
02 Application Fee		\$250.00		
03 Origination Fee		\$450.00		
04 Underwriting Fee		\$500.00		
05				
06				
07 08				
∍∘ B. Services Borrower Did Not S	hon For	\$610.00		
Services Borrower Did Not 3     Appraisal Fee	to John Smith Appraisers Inc.	\$610.00	\$405.00	
Credit Report Fee	to Information Inc.		\$30.00	
3 Flood Determination Fee	to Info Co.	\$20.00	750.00	
04 Flood Monitoring Fee	to Info Co.	\$45.00		
75 Tax Monitoring Fee	to Info Co.	\$65.00		
76 Tax Status Research Fee	to Info Co.	\$45.00		
07				
)8				
)9				
10				
C. Services Borrower Did Shop	For	\$935.50		
1 Pest Inspection Fee	to Pests Co.	\$85.00		
2 Title – Insurance Binder	to Epsilon Title Co.	\$50.00		
3 Title – Lender's Title Policy	to Epsilon Title Co.	\$250.50		
04 Title – Settlement Agent Fee	to Epsilon Title Co.	\$350.00		
05 Title – Title Search	to Epsilon Title Co.	\$200.00		
06				
07				
08	D : D	42.405.5	_	
<b>D. TOTAL LOAN COSTS (Borrov</b> Loan Costs Subtotals (A + B + C)	ver-Paid)	\$ <b>3,495.5</b> \$3,060.50	\$435.00	
Other Costs				
	t Fees	\$60.00		
E. Taxes and Other Governmen O1 Recording Fees	t Fees  Deed: Mortgage: \$60.00	<b>\$60.00</b> \$60.00		
E. Taxes and Other Governmen 01 Recording Fees 02		\$60.00		
E. Taxes and Other Governmen O1 Recording Fees O2 F. Prepaids	Deed: Mortgage: \$60.00	\$60.00 \$2,125.1		
E. Taxes and Other Governmen 11 Recording Fees 12 F. Prepaids 11 Homeowner's Insurance Prem	Deed: Mortgage: \$60.00 nium ( 12 mo.) to Insurance Co.	\$60.00		
E. Taxes and Other Government Control Recording Fees Control C	Deed: Mortgage: \$60.00  nium ( 12 mo.) to Insurance Co. n ( mo.)	\$60.00 \$2,125.1 \$1,209.96		
E. Taxes and Other Government Control Recording Fees Control C	Deed: Mortgage: \$60.00  nium ( 12 mo.) to Insurance Co. n ( mo.) day from 4/15/2013 to 5/1/2013 )	\$60.00 \$2,125.1 \$1,209.96 \$283.36		
E. Taxes and Other Government Control Recording Fees Control Recordi	Deed: Mortgage: \$60.00  nium ( 12 mo.) to Insurance Co. n ( mo.) day from 4/15/2013 to 5/1/2013 )	\$60.00 \$2,125.1 \$1,209.96		
E. Taxes and Other Government Control Recording Fees Control Fees Cont	Deed: Mortgage: \$60.00  nium ( 12 mo.) to Insurance Co. n ( mo.) day from 4/15/2013 to 5/1/2013 ) ny County USA	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80	2	
E. Taxes and Other Government Control Recording Fees Control C	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95	2	
E. Taxes and Other Government Color Recording Fees Color F. Prepaids Color Homeowner's Insurance Premium Color Mortgage Insurance Premium Color Prepaid Interest (\$17.71 per Color Property Taxes (6 mo.) to Ar Color Homeowner's Insurance \$100. Color Homeowner's Insurance \$100.	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing .83 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66	2	
E. Taxes and Other Government Control Recording Fees Control Recordi	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70	2	
E. Taxes and Other Government Color Recording Fees Color F. Prepaids Color Homeowner's Insurance Premium Color Mortgage Insurance Premium Color Prepaid Interest (\$17.71 per Color Property Taxes (6 mo.) to Ar Color Homeowner's Insurance \$100. Color Mortgage Insurance \$20. Color Mortgage Insurance \$30. Color Mortgage Insurance \$40. Colo	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing .83 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66	2	
E. Taxes and Other Government Color Recording Fees Color F. Prepaids Color Homeowner's Insurance Premium Color Mortgage Insurance Premium Color Prepaid Interest (\$17.71 per Color Property Taxes (6 mo.) to Ar Color Homeowner's Insurance \$100. Color Mortgage Insurance \$100. Color	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70	2	
E. Taxes and Other Government Color Recording Fees Color F. Prepaids Color Homeowner's Insurance Premium Color Mortgage Insurance Premium Color Prepaid Interest (\$17.71 per Color Property Taxes (6 mo.) to Ar Color Homeowner's Insurance \$100. Color Mortgage Insurance \$100. Color	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70	2	
E. Taxes and Other Government Of Recording Fees	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70	2	
E. Taxes and Other Government O1 Recording Fees O2 F. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Cle O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70	2	
E. Taxes and Other Government O1 Recording Fees O2 F. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Cle O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Government O1 Recording Fees O2 F. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Clo O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment H. Other	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Government O1 Recording Fees O2 F. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Cle O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment H. Other	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Government O1 Recording Fees O2 E. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Cle O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment H. Other O1	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Government O1 Recording Fees O2 F. Prepaids O1 Homeowner's Insurance Premium O2 Mortgage Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Cle O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment H. Other O1 O2 O3	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Governmen  11 Recording Fees  12 E. Prepaids  12 Mortgage Insurance Premium  13 Prepaid Interest (\$17.71 per  14 Property Taxes (6 mo.) to Ai  15 Initial Escrow Payment at Clo  10 Homeowner's Insurance \$100.  10 Mortgage Insurance \$82.  11 Homeowner's Insurance \$105.  12 Mortgage Insurance \$105.  13 Property Taxes \$105.  14 Property Taxes \$105.  14 Property Taxes \$105.  16 Property Taxes \$105.  17 Property Taxes \$105.  18 Aggregate Adjustment  19 Property Taxes \$105.  19 Property Taxes \$105.  10 Property Taxes \$105.	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Governmen  11 Recording Fees  12 E. Prepaids  12 Mortgage Insurance Premium  13 Prepaid Interest (\$17.71 per  14 Property Taxes (6 mo.) to Ai  15 Initial Escrow Payment at Cle  10 Homeowner's Insurance \$100.  10 Mortgage Insurance \$82.  11 Property Taxes \$105.  12 Mortgage Insurance \$105.  13 Property Taxes \$105.  14 Property Taxes \$105.  14 Property Taxes \$105.  16 Property Taxes \$105.  17 Property Taxes \$105.  18 Aggregate Adjustment  19 Property Taxes \$105.  19 Property Taxes \$105.  10 Property Taxes \$105.	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Governmen  11 Recording Fees  12 E. Prepaids  12 Mortgage Insurance Premium  13 Prepaid Interest (\$17.71 per  14 Property Taxes (6 mo.) to Ai  15 Initial Escrow Payment at Cle  16 Homeowner's Insurance \$100.  17 Mortgage Insurance \$82.  18 Property Taxes \$105.  19 Mortgage Insurance \$105.  10 Homeowner's Mortgage Insurance \$105.  10 Homeowner's Mortgage Insurance \$105.  10 Mortgage Insurance \$105.  1	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	2	
E. Taxes and Other Governmen  11 Recording Fees  12 E. Prepaids  12 Mortgage Insurance Premium  13 Prepaid Interest (\$17.71 per  14 Property Taxes (6 mo.) to Ai  15 Initial Escrow Payment at Cle  16 Homeowner's Insurance \$100.  17 Mortgage Insurance \$82.  18 Property Taxes \$105.  19 Mortgage Insurance \$105.  10 Homeowner's Mortgage Insurance \$105.  10 Homeowner's Mortgage Insurance \$105.  10 Mortgage Insurance \$105.  1	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo30 per month for 2 mo.	\$60.00  \$2,125.1 \$1,209.96  \$283.36 \$631.80  \$576.95 \$201.66 \$164.70 \$210.60  -\$0.01	3	
E. Taxes and Other Governmen  11 Recording Fees  12 E. Prepaids  12 Mortgage Insurance Premium  13 Prepaid Interest (\$17.71 per  14 Property Taxes (6 mo.) to Ai  15 Initial Escrow Payment at Cle  16 Homeowner's Insurance \$100.  17 Mortgage Insurance \$82.  18 Property Taxes \$105.  19 Mortgage Insurance \$105.  10 Homeowner's Mortgage Insurance \$105.  10 Homeowner's Mortgage Insurance \$105.  10 Mortgage Insurance \$105.  1	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo30 per month for 2 mo.	\$60.00 \$2,125.1 \$1,209.96 \$283.36 \$631.80 \$576.95 \$201.66 \$164.70 \$210.60	3	
E. Taxes and Other Government O1 Recording Fees O2 F. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Clo O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment H. Other O1 O2 O3 O4 O5 O6 O7 O8 O6 O7 O8 I. TOTAL OTHER COSTS (Borror) O7 O8 O8 O7 O7 O8 O7 O7 O7 O8 O7	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo30 per month for 2 mo.	\$60.00  \$2,125.1 \$1,209.96  \$283.36 \$631.80  \$576.95 \$201.66 \$164.70 \$210.60  -\$0.01	3	
E. Taxes and Other Government O1 Recording Fees O1 Recording Fees O2 E. Prepaids O1 Homeowner's Insurance Premium O3 Prepaid Interest (\$17.71 per O4 Property Taxes (6 mo.) to Ar O5 G. Initial Escrow Payment at Clo O1 Homeowner's Insurance \$100. O2 Mortgage Insurance \$82. O3 Property Taxes \$105. O4 O5 O6 O7 O8 Aggregate Adjustment H. Other O1 O2 O3 O4 O5 O6 O7 O8 O6 O7 O8 O6 O7 O8 O7	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo30 per month for 2 mo.	\$60.00  \$2,125.1 \$1,209.96  \$283.36 \$631.80  \$576.95 \$201.66 \$164.70 \$210.60  -\$0.01	3	
E. Taxes and Other Governmen  11 Recording Fees  12 Prepaids 12 Mortgage Insurance Premium 13 Prepaid Interest (\$17.71 per 14 Property Taxes (6 mo.) to An 15 Another Strong Property Taxes (10 mo.) to An 16 Mortgage Insurance \$100. 17 Mortgage Insurance \$100. 18 Mortgage Insurance \$100. 19 Mortgage Insurance \$105. 19 Property Taxes \$105. 10 Mortgage Insurance \$105.	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo30 per month for 2 mo.	\$60.00  \$2,125.1 \$1,209.96  \$283.36 \$631.80  \$576.95 \$201.66 \$164.70 \$210.60  -\$0.01  \$2,762.07	7	
04 Property Taxes (6 mo.) to Ar 05 <b>G. Initial Escrow Payment at Clo</b> 01 Homeowner's Insurance \$100. 02 Mortgage Insurance \$82.	Deed: Mortgage: \$60.00  nium (12 mo.) to Insurance Co. n ( mo.) r day from 4/15/2013 to 5/1/2013) ny County USA  osing  .83 per month for 2 mo35 per month for 2 mo30 per month for 2 mo.	\$60.00  \$2,125.1 \$1,209.96  \$283.36 \$631.80  \$576.95 \$201.66 \$164.70 \$210.60  -\$0.01	7	

Payoπs and Payments	ise this table to see a summary of your payoπs and paymer	ummary of your payoπs and payments to others from your loan amount.		
то		AMOUNT		
01 Rho Servicing to pay off existing loan		\$115,000.00		
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				
12				
13				
14				
15				
K. TOTAL PAYOFFS AND PAYMENTS		\$115,000.00		

Calculating Cash to Close	Use this table to see what has changed from your Loan Estimate.			
	Loan Estimate	Loan Estimate Final Did this change?		
Loan Amount	\$150,000.00	\$150,000.00	NO	
Total Closing Costs (J)	- \$5,099.00	- \$5,757.57	YES • See Total Loan Costs (D) and Total Other Costs (I)	
Closing Costs Paid Before Closing	\$0	\$435.00	YES • You paid these Closing Costs before closing	
Total Payoffs and Payments (K)	- \$120,000.00	- \$115,000.00	YES • See Payoffs and Payments (K)	
Cash to Close	\$24,901.00	\$29,677.43		
	From X To From X To			
	<b>Borrower</b> Closing Costs Financed (Paid from your Loan Amount) \$5,322.57			

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID # 123456789

### Additional Information About This Loan

### **Loan Disclosures**

### **Assumption**

If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms.

**X** will not allow assumption of this loan on the original terms.

### **Demand Feature**

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

X does not have a demand feature.

### **Late Payment**

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

### **Negative Amortization** (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- **X** do not have a negative amortization feature.

### **Partial Payments**

Your lender

- M may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- $\square$  does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

### **Security Interest**

You are granting a security interest in 123 Anywhere Street, Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### **Escrow Account**

For now, your loan

will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Property Taxes, Homeowner's Insurance
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs:  HOA Dues  You may have other property costs.
Initial Escrow Payment	\$576.95	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

□ will not have an escrow account because □ you declined it □ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow			
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.	
Escrow Waiver Fee			

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

### **Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$273,214.50
Finance Charge. The dollar amount the loan will cost you.	\$121,029.00
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$148,241.94
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.543%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	77.29%



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- x state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

	Lender	Mortgage Broker	Settlement Agent
Name	Ficus Bank		Zeta Title
Address	4321 Random Blvd. Somecity, ST 12340		321 Uptown Dr. Anytown, ST 12345
NMLS ID			
ST License ID			P76821
Contact	Joe Smith		Joan Taylor
Contact NMLS ID	12345		
Contact License ID			
Email	joesmith@ficusbank.com		joan@zt.biz
Phone	123-456-7890		555-321-9876

### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature	Date	Co-Applicant Signature	Date

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID # 123456789

# TILA RESPA Integrated Disclosure

H-25(F) Mortgage Loan Transaction Closing Disclosure – Refinance Transaction Sample (Amount in Excess of 12 CFR § 1026.19(e)(3))

This is a sample of the completed disclosures required by 12 CFR § 1026.38(e) and (h) for a completed Closing Disclosure for the refinance transaction illustrated by form H-24(D). The Closing Costs have increased in excess of the good faith requirements of 12 CFR § 1026.19(e)(3) by \$200, for which the creditor has provided a refund under 12 CFR § 1026.19(f)(2)(v).



J. TOTAL CLOSING COSTS (Borrower-Paid)	\$5,9		
Closing Costs Subtotals (D + I)	\$5,822.57	\$655.00	
Lender Credits (Includes \$200 credit for increase in Closing Costs above legal limit)	- \$500.00		

Calculating Cash to Close	Use this tak	Use this table to see what has changed from your Loan Estimate.		
	Loan Estimate	Final	Did this change?	
Loan Amount	\$150,000.00	\$150,000.00	NO	
Total Closing Costs (J)	- \$5,099.00	- \$5,977.57	See Total Loan Costs (D) and Total Other Costs (I)     Increase exceeds legal limits by \$200. See Lender Credits on page 2 for credit of excess amount.	
Closing Costs Paid Before Closing	\$0	\$655.00	YES • You paid these Closing Costs before closing	
Total Payoffs and Payments (K)	- \$120,000.00	- \$115,000.00	YES • See Payoffs and Payments (K)	
Cash to Close	\$24,901.00	\$29,677.43		
	From X To Borrower	From X To Borrower	Closing Costs Financed (Paid from your Loan Amount) \$5,322.57	

# TILA RESPA Integrated Disclosure

H-25(G) Mortgage Loan Transaction Closing Disclosure – Refinance Transaction With Cash From Consumer at Consummation

This is a sample of a completed Closing Disclosure for a refinance transaction in which the consumer must pay additional funds to satisfy the existing mortgage loan securing the property and other existing debt to consummate the transaction.



# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	on	Transaction	on Information	Loan Info	rmation
Date Issued	4/15/2013	Borrower	Michael Jones and Mary Stone	Loan Term	30 years
Closing Date	4/15/2013		123 Anywhere Street	Purpose	Refinance
Disbursement Date	4/15/2013		Anytown, ST 12345	Product	Fixed Rate
Settlement Agent	Zeta Title	Lender	Fir Bank		
File #	12-3456			Loan Type	■ Conventional □ FHA
Property	123 Anywhere Street				□VA □
	Anytown, ST 12345			Loan ID #	123456789
Appraised Prop. Value	\$180,000			MIC#	009874513

Loan Terms		Can this amount increase after closing?
Loan Amount	\$150,000	NO
Interest Rate	4.125%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$726.97	NO
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

**Projected Payments** Years 1-4 **Years 5-30 Payment Calculation** Principal & Interest \$726.97 \$726.97 Mortgage Insurance 82.35 **Estimated Escrow** 206.13 206.13 Amount can increase over time **Estimated Total** \$1,015.45 \$933.10 **Monthly Payment** This estimate includes In escrow? **Estimated Taxes, Insurance x** Property Taxes YES & Assessments \$206.13 X Homeowner's Insurance YES Amount can increase over time a month Other: See page 4 for details See Escrow Account on page 4 for details. You must pay for other property costs separately.

Costs at Closing		
Closing Costs	\$6,156.60	Includes \$3,800.50 in Loan Costs + \$2,856.10 in Other Costs – \$500 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$6,716.60	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.  x From To Borrower

# **Closing Cost Details**

Loop Costs		Borrower-Paid	Paid by Others
Loan Costs		At Closing Before Clos	ing
A. Origination Charges		\$2,250.00	
1 % of Loan Amount (Points)		\$1,500.00	
2 Application Fee		\$750.00	
)3 )4			
)5			
06			
07			
08			
B. Services Borrower Did Not S	hop For	\$620.00	
1 Appraisal Fee	to John Smith Appraisers Inc.		405.00
Credit Report Fee	to Information Inc.		\$35.00
3 Flood Determination Fee	to Info Co.	\$25.00	
04 Flood Monitoring Fee	to Info Co.	\$45.00	
5 Tax Monitoring Fee	to Info Co.	\$65.00	
76 Tax Status Research Fee	to Info Co.	\$45.00	
07			
08			
)9			
0			
C. Services Borrower Did Shop	For	\$930.50	
1 Pest Inspection Fee	to Pests Co.	\$80.00	
02 Title – Insurance Binder	to Epsilon Title Co.	\$50.00	
3 Title – Lender's Title Policy	to Epsilon Title Co.	\$250.50	
04 Title – Settlement Agent Fee	to Epsilon Title Co.	\$350.00	
75 Title – Title Search	to Epsilon Title Co.	\$200.00	
06			
07			
08			
D. TOTAL LOAN COSTS (Borrow	ver-Paid)	\$3,800.50	
E. Taxes and Other Government		<b>\$80.00</b> \$80.00	
01 Recording Fees	Deed: Mortgage: \$80.00	\$60.00	
02 F. Prepaids		\$2,199.15	
01 Homeowner's Insurance Prem	ium (12 ma) to Insurance Co	\$1,209.96	
02 Mortgage Insurance Premium		\$82.35	
	day from 4/15/2013 to 5/1/2013)	\$275.04	
04 Property Taxes (6 mo.) to An	v County USA	\$631.80	
05	,,		
G. Initial Escrow Payment at Clo	sing	\$576.95	
01 Homeowner's Insurance \$100.	-	\$201.66	
	35 per month for 2 mo.	\$164.70	
	30 per month for 2 mo.	\$210.60	
04			
05			
06			
07			
08 Aggregate Adjustment		- \$0.01	
H. Other			
01			
02			
03			
04			
05			
06			
07			
1 TOTAL OTHER COSTS (Parrow	vor Paid)	\$2,056,10	
I. TOTAL OTHER COSTS (Borrov		\$2,856.10	
Other Costs Subtotals (E + F + G -	+ H)	\$2,856.10	
J. TOTAL CLOSING COSTS (Born	ower-Paid)	\$6,156.60	
Closing Costs Subtotals (D + I)		The state of the s	140.00
Lender Credits		- \$500.00	I
ender credits			

Payoffs and Payments	Use this table to see a summary of your payoffs and paymer	nts to others from your loan amount.
то		AMOUNT
01 Rho Servicing to pay off existing loar	1	\$124,000.00
02 Beta Card Inc. to pay down credit ca	rd balance	\$5,000.00
03 Bob's Home Improvement to pay off	mechanic's lien	\$12,000.00
04 State of Anywhere to pay off tax lier		\$10,000.00
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		
K. TOTAL PAYOFFS AND PAYMENTS		\$151,000.00

Calculating Cash to Close	Use this table to see what has changed from your Loan Estimate.			
	Loan Estimate	Final	Did this change?	
Loan Amount	\$150,000.00	\$150,000.00	NO	
Total Closing Costs (J)	- \$5,691.00	- \$6,156.60	YES • See Total Loan Costs (D) and Total Other Costs (I)	
Closing Costs Paid Before Closing	\$0	\$440.00	YES •You paid these Closing Costs before closing	
Total Payoffs and Payments (K)	- \$120,000.00	- \$151,000.00	YES · See Payoffs and Payments (K)	
Cash to Close	\$24,309.00	\$6,716.60		
	From X To Borrower			

### Additional Information About This Loan

### **Loan Disclosures**

### **Assumption**

If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms.

**X** will not allow assumption of this loan on the original terms.

### **Demand Feature**

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

X does not have a demand feature.

### **Late Payment**

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

### **Negative Amortization** (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- **X** do not have a negative amortization feature.

### **Partial Payments**

Your lender

- May accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- $\hfill \square$  may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- $\Box$  does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

### **Security Interest**

You are granting a security interest in 123 Anywhere Street, Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### **Escrow Account**

For now, your loan

will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs:  Property Taxes, Homeowner's Insurance
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:
·		You may have other property costs.
Initial Escrow Payment	\$576.95	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

□ will not have an escrow account because □ you declined it □ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		<u> </u>

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

### **Loan Calculations**

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$269,574.50
Finance Charge. The dollar amount the loan will cost you.	\$116,884.00
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$148,367.91
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.404%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	74.66%



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- x state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

Contact information			
	Lender	Mortgage Broker	Settlement Agent
Name	Fir Bank		Zeta Title
Address	4321 Random Blvd. Somecity, ST 12340		321 Uptown Dr. Anytown, ST 12345
NMLS ID			
ST License ID			P76821
Contact	Joe Smith		Joan Taylor
Contact NMLS ID	12345		
Contact License ID			
Email	joesmith@firbank.com		joan@zt.biz
Phone	123-456-7890		555-321-9876

### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature	Date	Co-Applicant Signature	Date	

CLOSING DISCLOSURE PAGE 5 OF 5 • LOAN ID # 123456789

# TILA RESPA Integrated Disclosure

H-25(H) Mortgage Loan Transaction Closing Disclosure – Modification to Closing Cost Details – Model Form

This is a blank model form of the modification to Closing Cost Details permitted by 12 CFR § 1026.38(t)(5)(iv)(B).



# **Closing Cost Details**

	Borrower-Paid		Seller-Paid		Paid by
Loan Costs	At Closing	Before Closing	At Closing	Before Closing	Paid by Others
A. Origination Charges	710 Closhing	before closning	7 te closning	before closning	
01 % of Loan Amount (Points)					
72 Of Edail Affiduit (Folitis)					
03					
04					
05					
06					
07					
08					
09					
10					
11					
12					
13					
14					
15					
16					
17 18					
19					
20					
21					
B. Services Borrower Did Not Shop For				-	
01					
02					
03					
04					
05					
06					
07					
08					
09					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20 21					
C. Services Borrower Did Shop For					
01					
02					
04					
05					
06					
07					
08					
09					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
19 21					
19					

CLOSING DISCLOSURE PAGE 2a OF 5 • LOAN ID #

# **Closing Cost Details**

	Borroy	Borrower-Paid		Seller-Paid	
Other Costs					Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
E. Taxes and Other Government Fees		1			
01 Recording Fees Deed: Mortgage:					
02					
03					
04					
05					
06					
07					
08					
09					
10					
11					
12					
13					
14					
F. Prepaids					
01 Homeowner's Insurance Premium ( mo.)					
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( per day from to )					
04 Property Taxes ( mo.)					
05				+	
06					
07					
08					
09					
10					
11					
12					
13					
14					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance per month for mo.					
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.					
04					
05					
06					
07					
08					
09					
10					
11					
12					
13					
14 Aggregate Adjustment					
H. Other					
01					
02	i	İ	İ		
03	1				
04	1			+	
05				-	
06					
07					
08					
09					
10					
11					
12	i	İ	İ	<u> </u>	
13	1		i		
				+	
14				-	
15					
I. TOTAL OTHER COSTS (Borrower-Paid)					
Other Costs Subtotals (E + F + G + H)					
			-		
J. TOTAL CLOSING COSTS (Borrower-Paid)			1		
Closing Costs Subtotals (D + I)					
Lender Credits					
			-		

CLOSING DISCLOSURE PAGE 2b OF 5 • LOAN ID #

Key Forms – TILA RESPA Integrated Disclosures | Page 104

# TILA RESPA Integrated Disclosure

H-25(I) Mortgage Loan Transaction Closing Disclosure – Modification to Closing Disclosure for Dislcosure Provided to Seller – Model Form

This is a blank model form of the modification permitted by 12 CFR § 1026.38(t)(5)(vi).



# **Closing Disclosure**

Closing Information **Date Issued Closing Date Disbursement Date Settlement Agent** 

**Summaries of Transactions** 

File# **Property** 

**Sale Price** 

06 07

14

15

16

17 18

19

**CALCULATION** 

08 Seller Credit

Adjustments for Items Unpaid by Seller

to

to

City/Town Taxes

Total Due to Seller at Closing

Total Due from Seller at Closing

Cash  $\square$  From  $\square$  To Seller

**County Taxes** 

Assessments

Transact	ion	Inform	ation
Transaci	IOH	ımıorm	ialioi

**Contact Information** 

**REAL ESTATE BROKER (B)** 

Borrower

Seller

SE	LLER'S TRANSACTIO	N		
Due	e to Seller at Closing			
01	Sale Price of Property			
02	Sale Price of Any Persor	nal Property I	ncluded in Sale	e
03				
04				
05				
06				
07				
08				
Adj	ustments for Items Pai	id by Seller i	n Advance	
09	City/Town Taxes	to		
10	County Taxes	to		
11	Assessments	to		
12				
13				
14				
15				
16				
Du	e from Seller at Closing	I		
01	Excess Deposit			
02	Closing Costs Paid at Cl	osing (J)		
03	Existing Loan(s) Assume	ed or Taken S	ubject to	
04	Payoff of First Mortgage	Loan		
05	<b>Payoff of Second Mortg</b>	age Loan		

Name	
Address	
License ID	
Contact	
Contact License ID	
Email	
Phone	
REAL ESTATE BROKER (	5)
Name	
Address	
License ID	
Contact	
Contact License ID	
Email	
Phone	
SETTLEMENT AGENT	
Name	
Address	
License ID	
Contact	
Contact License ID	
Email	
Phone	

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

# **Closing Cost Details**

J. TOTAL CLOSING COSTS

	Selle	r-Paid
Loan Costs	At Closing	Before Closing
A. Origination Charges		
01 % of Loan Amount (Points)		
02		
03		
04		
05		
06		
07		
08		
B. Services Borrower Did Not Shop For		I
01		
02		
03		
04		
05		
06 07		
08		
C. Services Borrower Did Shop For		
01		
02		
03		
04		
05		
06		
07		
08		

Other Costs					
E. Taxes and Other Government Fees					
01 Recording Fees Deed: Mortgage:					
02					
F. Prepaids					
01 Homeowner's Insurance Premium ( mo.)					
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( per day from to )					
04 Property Taxes ( mo.)					
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance per month for mo.					
02 Mortgage Insurance per month for mo.					
03 Property Taxes per month for mo.					
_04					
_05					
_06					
_07					
08 Aggregate Adjustment					
H. Other					
_01					
02					
03					
04					
05					
06					
_07					
_08					
_09					
_10					
11					
12					
13					

CLOSING DISCLOSURE PAGE 2 OF 2

Key Forms – TILA RESPA Integrated Disclosures | Page 108

# TILA RESPA Integrated Disclosure

H-25(J) Mortgage Loan Transaction Closing Disclosure – Modification to Closing Disclosure for Transaction Not Involving Seller – Model Form

This is a blank model form of the alternative disclosures and modifications permitted by 12 CFR § 1026.38(d)(2), (e), and (t)(5)(vii) for transactions without a seller.



# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction I	nformation	Loan Info	rmation
Date Issued	Borrower		Loan Term	
Closing Date			Purpose	
Disbursement Date			Product	
Settlement Agent File #	Lender		Loan Type	□ Conventional □ FHA
Property				
Appraised Prop. Value			Loan ID # MIC #	
Loan Terms		Can this amount increase	after closing	?
Loan Amount			<u>, , , , , , , , , , , , , , , , , , , </u>	
Interest Rate				
Monthly Principal & Interest				
See Projected Payments below for your Estimated Total Monthly Payment				
		Does the loan have these	features?	
Prepayment Penalty				
Balloon Payment				
·				
Projected Payments				
Payment Calculation				
Principal & Interest				
Mortgage Insurance				
Estimated Escrow Amount can increase over time				
Estimated Total Monthly Payment				
		This estimate includes		In escrow?
Estimated Taxes, Insurance		☐ Property Taxes		
& Assessments		☐ Homeowner's Insurance		
Amount can increase over time		$\square$ Other:		
See page 4 for details		See Escrow Account on page 4 for costs separately.	details. You must	pay for other property
Costs at Closing				
Closing Costs	Inclu	des in Loan Costs +	in Oth	er Costs –
Closing Costs		nder Credits. See page 2 for details		
Cash to Close		des Closing Costs. <i>See Calculatir</i> om   To Borrower	ng Cash to Close (	on page 3 for details.

# **Closing Disclosure**

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction I	nformation	Loan Info	ormation
Date Issued	Borrower		Loan Term	
Closing Date			Purpose	
Disbursement Date	1 4		Product	
Settlement Agent File #	Lender		Loan Type	□ Conventional □ FHA
Property			Loan Type	
,			Loan ID#	
Estimated Prop. Value			MIC#	
Loan Terms		Can this amount increase	after closing	?
Loan Amount			<u> </u>	•
Interest Rate				
Monthly Principal & Interest				
See Projected Payments below for your				
Estimated Total Monthly Payment				
		Does the loan have these	features?	
Prepayment Penalty				
Balloon Payment				
Projected Payments				
Payment Calculation				
Principal & Interest				
Mortgage Insurance				
Estimated Escrow Amount can increase over time				
Estimated Total Monthly Payment				
		This action at a feed of a		In again
Estimated Tayos Insurance		This estimate includes		In escrow?
Estimated Taxes, Insurance & Assessments		☐ Property Taxes ☐ Homeowner's Insurance		
Amount can increase over time		☐ Other:		
See page 4 for details			dotails Vou must	t nav for other property
		See Escrow Account on page 4 for a costs separately.	ietans. You must	pay for other property
Costs at Clasina				
Costs at Closing				
Closing Costs	Includ in Ler	des in Loan Costs + nder Credits. <i>See page 2 for details.</i>		ner Costs –
Cash to Close		des Closing Costs. <i>See Calculatin</i> om   To Borrower	g Cash to Close	on page 3 for details.

# **Closing Cost Details**

	Borrov	ver-Paid	Paid by
Loan Costs	At Closing	Before Closing	Others
. Origination Charges		,	
% of Loan Amount (Points)			
22			
03			
04			
05			
06			
07			
08			
B. Services Borrower Did Not Shop For			
01			
02			
03			
04			
05			
06			
77			
08			
09			
10			
C. Services Borrower Did Shop For			
01			
02			
03			
04			
05			
06			
07			
08			
D. TOTAL LOAN COSTS (Borrower-Paid)			
Loan Costs Subtotals (A + B + C)			
Loan Costs Subtotals (A + B + C)  Other Costs			
Other Costs  E. Taxes and Other Government Fees			
Other Costs  E. Taxes and Other Government Fees  O1 Recording Fees  Deed: Mortgage:			
Other Costs  E. Taxes and Other Government Fees  O1 Recording Fees Deed: Mortgage:  02			
Other Costs  E. Taxes and Other Government Fees  1 Recording Fees Deed: Mortgage:  2 F. Prepaids			
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12  F. Prepaids  11 Homeowner's Insurance Premium (mo.)			
Cother Costs  E. Taxes and Other Government Fees  1 Recording Fees Deed: Mortgage:  2 F. Prepaids  1 Homeowner's Insurance Premium ( mo.)  2 Mortgage Insurance Premium ( mo.)			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  11 Homeowner's Insurance Premium ( mo.)  12 Mortgage Insurance Premium ( mo.)  13 Prepaid Interest ( per day from to )			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage: 12 Prepaids 11 Homeowner's Insurance Premium ( mo.) 12 Mortgage Insurance Premium ( mo.) 13 Prepaid Interest ( per day from to ) 14 Property Taxes ( mo.)			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage: 12  F. Prepaids 11 Homeowner's Insurance Premium (mo.) 12 Mortgage Insurance Premium (mo.) 13 Prepaid Interest (per day from to) 14 Property Taxes (mo.) 15			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage: 12  F. Prepaids 11 Homeowner's Insurance Premium (mo.) 12 Mortgage Insurance Premium (mo.) 13 Prepaid Interest (per day from to) 14 Property Taxes (mo.) 15  G. Initial Escrow Payment at Closing			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage: 12 Prepaids 11 Homeowner's Insurance Premium (mo.) 12 Mortgage Insurance Premium (mo.) 13 Prepaid Interest (per day from to) 14 Property Taxes (mo.) 15 G. Initial Escrow Payment at Closing 16 Homeowner's Insurance per month for mo.			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  11 Homeowner's Insurance Premium (mo.)  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  11 Homeowner's Insurance Premium (mo.)  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  11 Homeowner's Insurance Premium (mo.)  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  13 Homeowner's Insurance Premium (mo.)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Property Taxes (mo.)  19 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  13 Homeowner's Insurance Premium (mo.)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Property Taxes (mo.)  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Mortgage Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Property Taxes per month for mo.			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  13 Homeowner's Insurance Premium (mo.)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Property Taxes (mo.)  19 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.			
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  13 Homeowner's Insurance Premium (mo.)  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (per day from to)  16 Property Taxes (mo.)  17 Homeowner's Insurance per month for mo.  18 Initial Escrow Payment at Closing  19 Homeowner's Insurance per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.  24 Mortgage Insurance per month for mo.  26 Mortgage Insurance per month for mo.  27 Mortgage Insurance per month for mo.  28 Aggregate Adjustment			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  11 Homeowner's Insurance Premium (mo.)  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Mortgage Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Property Taxes per month for mo.  14 Mortgage Insurance per month for mo.  16 Mortgage Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Mortgage Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Mortgage Insurance per month for mo.  14 Mortgage Insurance per month for mo.  15 Mortgage Insurance per month for mo.  16 Mortgage Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 M			
Cother Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  13 Homeowner's Insurance Premium (mo.)  14 Mortgage Insurance Premium (mo.)  15 Prepaid Interest (per day from to)  16 Property Taxes (mo.)  17 Homeowner's Insurance per month for mo.  18 Initial Escrow Payment at Closing  19 Homeowner's Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Homeowner's Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Property Taxes per month for mo.  14 Mortgage Insurance per month for mo.  15 Mortgage Insurance per month for mo.  16 Mortgage Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Mortgage Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Property Taxes per month for mo.			
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  22 Prepaids  12 Homeowner's Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.  24 Mortgage Insurance per month for mo.  25 Mortgage Insurance per month for mo.  26 Mortgage Insurance per month for mo.  27 Mortgage Insurance per month for mo.  28 Mortgage Insurance per month for mo.  29 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.			
Other Costs  E. Taxes and Other Government Fees  Of Recording Fees Deed: Mortgage:  Other Costs  Of Recording Fees Deed: Mortgage:  Of Homeowner's Insurance Premium (mo.)  Of Mortgage Insurance Premium (mo.)  Of Property Taxes (mo.)  Of Initial Escrow Payment at Closing  Of Homeowner's Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Property Taxes per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Mortgage Insurance per month for mo.			
Other Costs  E. Taxes and Other Government Fees  Other Costs  Deed: Mortgage:  Other Costs  Other Government Fees			
Other Costs  E. Taxes and Other Government Fees  In Recording Fees Deed: Mortgage: Deed: Mortgage: Deed: Mortgage: Deed: Mortgage: Deed: Mortgage: Deed: Mortgage: Deed: Mortgage: Deed: Mortgage: Deed: Mortgage:			
Other Costs  E. Taxes and Other Government Fees  Of Recording Fees Deed: Mortgage:  Of Homeowner's Insurance Premium ( mo.)  Of Property Taxes ( mo.)  Of Homeowner's Insurance per month for mo.  Of Mortgage Insurance per month for mo.  Of Homeowner's Insurance per month for mo.  Of Homeowner's Insurance per month for mo.  Of Homeowner's Insurance per month for mo.  Of Mortgage Insurance per month for mo.			
Other Costs  E. Taxes and Other Government Fees Deed: Mortgage: Deed: Mortgage: Deed: Mortgage:			
Other Costs  E. Taxes and Other Government Fees  101 Recording Fees Deed: Mortgage: 102  F. Prepaids 101 Homeowner's Insurance Premium (mo.) 102 Mortgage Insurance Premium (mo.) 103 Prepaid Interest (per day from to) 104 Property Taxes (mo.) 105  G. Initial Escrow Payment at Closing 101 Homeowner's Insurance per month for mo. 102 Mortgage Insurance per month for mo. 103 Property Taxes per month for mo. 104 Property Taxes per month for mo. 105  106 Property Taxes per month for mo. 107  108 Aggregate Adjustment  H. Other 109 100 100 100 100 100 100 100 100 100			
Cother Costs  E. Taxes and Other Government Fees  10 Recording Fees Deed: Mortgage: 02  F. Prepaids  11 Homeowner's Insurance Premium (mo.)  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15  16 Initial Escrow Payment at Closing  17 Homeowner's Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Mortgage Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Property Taxes per month for mo.  14 Mortgage Insurance per month for mo.  15 Mortgage Insurance per month for mo.  16 Mortgage Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  11 Mortgage Insurance per month for mo.  12 Mortgage Insurance per month for mo.  13 Prepaid Insurance per month for mo.  14 Mortgage Insurance per month for mo.  15 Mortgage Insurance per month for mo.  16 Mortgage Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Mortgage Insurance per month for mo.  19 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  10 Mortgage Insurance per month for mo.  1			
Conter Costs  E. Taxes and Other Government Fees  Di Recording Fees  Deed: Mortgage: Deed: Mortgage: Deed			
Conter Costs  E. Taxes and Other Government Fees  Di Recording Fees  Deed: Mortgage: Deed: Mortgage: Deed			
Other Costs  E. Taxes and Other Government Fees  If Recording Fees Deed: Mortgage: Deed: Mortgage: Deed: M			
Other Costs  E. Taxes and Other Government Fees  11 Recording Fees Deed: Mortgage:  12 Prepaids  11 Homeowner's Insurance Premium (mo.)  12 Mortgage Insurance Premium (mo.)  13 Prepaid Interest (per day from to)  14 Property Taxes (mo.)  15 G. Initial Escrow Payment at Closing  16 Homeowner's Insurance per month for mo.  17 Mortgage Insurance per month for mo.  18 Property Taxes per month for mo.  19 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.  24 Mortgage Insurance per month for mo.  26 Mortgage Insurance per month for mo.  27 Mortgage Insurance per month for mo.  28 Mortgage Insurance per month for mo.  29 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  28 Mortgage Insurance per month for mo.  29 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Taxes per month for mo.  24 Mortgage Insurance per month for mo.  25 Mortgage Insurance per month for mo.  26 Mortgage Insurance per month for mo.  27 Mortgage Insurance per month for mo.  28 Mortgage Insurance per month for mo.  29 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  29 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  20 Mortgage Insurance per month for mo.  21 Mortgage Insurance per month for mo.  22 Mortgage Insurance per month for mo.  23 Property Insurance per month for mo.  24 Mortgage I			
Cother Costs  E. Taxes and Other Government Fees  1 Recording Fees Deed: Mortgage:  2 F. Prepaids  1 Homeowner's Insurance Premium (mo.)  2 Mortgage Insurance Premium (mo.)  3 Prepaid Interest (per day from to)  4 Property Taxes (mo.)  5 G. Initial Escrow Payment at Closing  1 Homeowner's Insurance per month for mo.  2 Mortgage Insurance per month for mo.			

Use this table to see a summary of your payoffs and payments to others from your loan amount.

Payoffs and Payments

**Cash to Close** 

то				AMOUNT
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				
11				
12				
13				
14				
15				
K. TOTAL PAYOFFS AND PAYMENT	ΓS			
Calculating Cash to Close	lleg this table	to see what	has changed from your Loan Estin	
Carculating Cash to Close	Loan Estimate	Final	Did this change?	iate.
Loan Amount				
Total Closing Costs (J)				
Closing Costs Paid Before Closing				
Total Payoffs and Payments (K)				

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID # 123456789

Closing Costs Financed (Paid from your Loan Amount)

From To

Borrower

From To

Borrower

### **Loan Disclosures Assumption** If you sell or transfer this property to another person, your lender ☐ will allow, under certain conditions, this person to assume this loan on the original terms. ☐ will not allow assumption of this loan on the original terms. **Demand Feature** Your loan ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. $\square$ does not have a demand feature. **Late Payment** If your payment is more than \_\_\_ days late, your lender will charge a late fee of \_ **Negative Amortization** (Increase in Loan Amount) Under your loan terms, you are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property. $\square$ do not have a negative amortization feature. **Partial Payments** Your lender may accept payments that are less than the full amount due (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan. $\square$ does not accept any partial payments. If this loan is sold, your new lender may have a different policy. **Security Interest**

You are granting a security interest in \_\_\_

satisfy other obligations for this loan.

You may lose this property if you do not make your payments or

### **Escrow Account**

For now, your loan

☐ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow	
Escrowed Property Costs over Year 1	Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1	Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	The amount included in your total monthly payment.

□ will not have an escrow account because □ you declined it □ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow	
Estimated Property Costs over Year 1	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Seasonal Payments?

First Change/Amount Subsequent Changes

Maximum Payment

**Monthly Principal and Interest Payments** 

### **Loan Disclosures Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan ☐ will have an escrow account (also called an "impound" or "trust" ☐ will allow, under certain conditions, this person to assume this account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a your non-escrowed property costs: **Property Costs** late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you Initial Escrow A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total loan amount lower the equity you have in this property. **Payment** monthly payment. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\square$ do not have a negative amortization feature. No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. may accept payments that are less than the full amount due **Escrow Waiver Fee** (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow pay- $\square$ does not accept any partial payments. ment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail If this loan is sold, your new lender may have a different policy. to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If **Security Interest** you fail to pay any of your property costs, your lender may (1) add You are granting a security interest in \_ the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer You may lose this property if you do not make your payments or benefits than what you could buy on your own. satisfy other obligations for this loan. Adjustable Payment (AP) Table Adjustable Interest Rate (AIR) Table **Interest Only Payments?** Index + Margin Initial Interest Rate **Optional Payments?** Minimum/Maximum Interest Rate Step Payments? **Change Frequency**

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

First Change

First Change

**Subsequent Changes** 

**Subsequent Changes** 

Limits on Interest Rate Changes

### **Loan Disclosures Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan $\square$ will allow, under certain conditions, this person to assume this ☐ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a **Property Costs** your non-escrowed property costs: late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you Initial Escrow A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total loan amount lower the equity you have in this property. **Payment** monthly payment. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\square$ do not have a negative amortization feature. No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. $\square$ may accept payments that are less than the full amount due **Escrow Waiver Fee** (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow pay- $\square$ does not accept any partial payments. ment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail If this loan is sold, your new lender may have a different policy. to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If **Security Interest** you fail to pay any of your property costs, your lender may (1) add You are granting a security interest in \_ the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer You may lose this property if you do not make your payments or benefits than what you could buy on your own. satisfy other obligations for this loan. Adjustable Payment (AP) Table **Interest Only Payments? Optional Payments?** Step Payments? Seasonal Payments? **Monthly Principal and Interest Payments** First Change/Amount **Subsequent Changes**

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

Maximum Payment

### **Loan Disclosures Assumption Escrow Account** If you sell or transfer this property to another person, your lender For now, your loan ☐ will have an escrow account (also called an "impound" or "trust" ☐ will allow, under certain conditions, this person to assume this account) to pay the property costs listed below. Without an escrow loan on the original terms. account, you would pay them directly, possibly in one or two large ☐ will not allow assumption of this loan on the original terms. payments a year. Your lender may be liable for penalties and interest for failing to make a payment. **Demand Feature** Your loan Escrow ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details. Escrowed Estimated total amount over year 1 for **Property Costs** your escrowed property costs: $\square$ does not have a demand feature. over Year 1 **Late Payment** Non-Fscrowed Estimated total amount over year 1 for If your payment is more than \_\_\_ days late, your lender will charge a **Property Costs** your non-escrowed property costs: late fee of \_ over Year 1 **Negative Amortization** (Increase in Loan Amount) You may have other property costs. Under your loan terms, you Initial Escrow A cushion for the escrow account you are scheduled to make monthly payments that do not pay all of **Payment** pay at closing. See Section G on page 2. the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your Monthly Escrow The amount included in your total loan amount lower the equity you have in this property. **Payment** monthly payment. may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase $\square$ will not have an escrow account because $\square$ you declined it $\square$ your (negatively amortize), and, as a result, your loan amount may lender does not offer one. You must directly pay your property become larger than your original loan amount. Increases in your costs, such as taxes and homeowner's insurance. Contact your loan amount lower the equity you have in this property. lender to ask if your loan can have an escrow account. $\square$ do not have a negative amortization feature. No Escrow **Partial Payments Estimated** Estimated total amount over year 1. You **Property Costs** must pay these costs directly, possibly Your lender over Year 1 in one or two large payments a year. $\square$ may accept payments that are less than the full amount due **Escrow Waiver Fee** (partial payments) and apply them to your loan. may hold them in a separate account until you pay the rest of the In the future, payment, and then apply the full payment to your loan. Your property costs may change and, as a result, your escrow pay- $\square$ does not accept any partial payments. ment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail If this loan is sold, your new lender may have a different policy. to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If **Security Interest** you fail to pay any of your property costs, your lender may (1) add You are granting a security interest in \_ the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer You may lose this property if you do not make your payments or benefits than what you could buy on your own. satisfy other obligations for this loan. Adjustable Interest Rate (AIR) Table

CLOSING DISCLOSURE PAGE 4 OF 5 • LOAN ID #

Index + Margin
Initial Interest Rate

Change Frequency
First Change

First Change

**Subsequent Changes** 

**Subsequent Changes** 

Minimum/Maximum Interest Rate

Limits on Interest Rate Changes

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a	

7

percentage of your loan amount.

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

Contact information			
	Lender	Mortgage Broker	Settlement Agent
Name			
Address			
NMLS ID			
License ID			
Contact			
Contact NMLS ID			
Contact License ID			
Email			
Phone			

### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature Date Co-Applicant Signature Date

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Appraisal**

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### **Loan Acceptance**

You do not have to accept this loan because you have received this form or signed a loan application.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

Contact Information				
	Lender	Mortgage Broker	Settlement Agent	
Name				
Address				
NMLS ID				
License ID				
Contact				
Contact NMLS ID				
Contact License ID				
Email				
Phone				

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Contract Details**

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### **Contact Information**

	Lender	Mortgage Broker	Settlement Agent
Name			
Address			
NMLS ID			
License ID			
Contact			
Contact NMLS ID			
Contact License ID			
Email			
Phone			

### **Confirm Receipt**

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature Date Co-Applicant Signature Date

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	
<b>Finance Charge.</b> The dollar amount the loan will cost you.	
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	

7

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

### **Other Disclosures**

### **Contract Details**

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### **Liability after Foreclosure**

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- $\square$  state law does not protect you from liability for the unpaid balance.

### **Loan Acceptance**

You do not have to accept this loan because you have received this form or signed a loan application.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### **Tax Deductions**

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

# Contact Information Lender Mortgage Broker Settlement Agent Name Address NMLS ID License ID Contact Contact VMLS ID Contact License ID Email Phone

Key Forms – TILA RESPA Integrated Disclosures | Page 122

# TILA RESPA Integrated Disclosure

H-27(A) Mortgage Loan Transaction – Written List of Providers – Model Form

This is a blank model form for the written list of settlement service providers required by 12 CFR § 1026.19(e)(1)(vi) and the statement required by 12 CFR § 1026.19(e)(1)(vi)(C) that the consumer may select a settlement service provider that is not on the list.



## **Additional Details for Services You Can Shop For**

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service Provider List	You can select these providers or shop for your own providers.		
Service	Estimate	Provider We Identified	Contact Information

# TILA RESPA Integrated Disclosure

H-27(B) Mortgage Loan Transaction-Sample Written List of Providers

This is a sample of the Written List of Providers for the transaction in the sample Loan Estimate illustrated by form H-24(B).



## **Additional Details for Services You Can Shop For**

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service Provider List	You can select these providers or shop for your own providers.		
Service	Estimate	Provider We Identified	Contact Information
Pest Inspection Fee	\$135	Pest Co.	Jane Polk 123 Avenue A Anytown, ST 12345 janep@pestco.com 111-222-3333
Survey Fee	\$65	Surveyor LLC	Bill Barnes 456 Avenue B Anytown, ST 12341 billb@surveyorllc.com 111-333-4444
Title – Insurance Binder	\$700	Gamma Title Co.	Joanna Campbell 789 Avenue C
Title – Lender's Title Policy	\$535		Anytown, ST 12333 joannac@gammatitle.com
Title – Settlement Agent Fee	\$502		222-444-5555
Title – Title Search	\$1,261		
Title – Lender's Title Insurance	\$1,100	Delta Title Inc.	Frank Fields 321 Avenue D Anytown, ST 12321 frankf@deltatitle.com 222-444-6666
Title – Other Title Services	\$1,000		
Title – Settlement Agent Fee	\$350		

DATE ISSUED: 2/15/2013

# TILA RESPA Integrated Disclosure

H-27(C) Mortgage Loan Transaction – Sample Written List of Providers With Services You Cannot Shop for

This is a sample of the Written List of Providers with information about the providers selected by the creditor for the charges disclosed pursuant to 12 CFR § 1026.37(f)(2).



## **Additional Details for Services You Can Shop For**

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service Provider List	You can select these providers or shop for your own providers.		
Service	Estimate	Provider We Identified	Contact Information

# **Additional Details for Services You Cannot Shop For**

Service Provider List	You can only select from these providers for these services.		
Service	Estimate	Provider We Identified	Contact Information