

Save this Loan Estimate to compare with your Closing Disclosure.

# Loan Estimate

DATE ISSUED  
APPLICANTS

LOAN TERM 30 years  
PURPOSE Purchase  
PRODUCT Fixed Rate  
LOAN TYPE  Conventional  FHA  VA  USDA   
LOAN ID # R002390  
RATE LOCK  NO  YES, until

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

PROPERTY

SALE PRICE \$500,000

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$400,000	NO
Interest Rate	4.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,116.83	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1 - 30	
Principal & Interest		\$2,116.83
Mortgage Insurance	+	---
Estimated Escrow <i>Amount can increase over time</i>	+	750
<b>Estimated Total Monthly Payment</b>		<b>\$2,867</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$750	<p><b>This estimate includes</b></p> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
		<b>In escrow?</b> YES YES

Costs at Closing		
Estimated Closing Costs	\$18,790	Includes \$5,743 in Loan Costs + \$13,047 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$118,790	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

## Closing Cost Details

Loan Costs		Other Costs	
<b>A. Origination Charges</b>	<b>\$1,055</b>	<b>E. Taxes and Other Government Fees</b>	<b>\$2,380</b>
0% of Loan Amount (Points)	\$0	Recording Fees and Other Taxes	\$180
Underwriting Fee	\$1,055	Transfer Taxes	\$2,200
		<b>F. Prepays</b>	<b>\$7,242</b>
		Homeowner's Insurance Premium ( 27 months)	\$6,708
		Mortgage Insurance Premium (    months)	
		Prepaid Interest ( \$53.42 per day for 10 days @ 4.875% )	\$534
		Property Taxes ( 0 months)	\$0
		<b>G. Initial Escrow Payment at Closing</b>	<b>\$3,250</b>
<b>B. Services You Cannot Shop For</b>	<b>\$1,288</b>	Homeowner's Insurance \$250 per month for 3 mo.	\$750
Appraisal Fee	\$525	Mortgage Insurance per month for    mo.	
CIC Credit	\$50	Property Taxes \$500 per month for 5 mo.	\$2,500
Flood Certification	\$8		
MERS Registration Fee	\$25		
Processing Fee	\$595		
Tax Related Service Fee	\$85		
		<b>H. Other</b>	<b>\$175</b>
		Title - Owners Coverage Premium	\$175
		<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$13,047</b>
<b>C. Services You Can Shop For</b>	<b>\$3,400</b>	<b>J. TOTAL CLOSING COSTS</b>	<b>\$18,790</b>
Title - Endorsement Fee	\$250	D + I	\$18,790
Title - Lenders Coverage Premium	\$2,200	Lender Credits	\$0
Title - Search	\$300		
Title - Settlement Fee	\$650		
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$5,743</b>		

### Calculating Cash to Close

Total Closing Costs (J)	\$18,790
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$100,000
Deposit	\$0
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>\$118,790</b>

## Additional Information About This Loan

LENDER  
NMLS/\_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS/FL LICENSE ID  
EMAIL  
PHONE

MORTGAGE BROKER  
NMLS/\_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS/FL LICENSE ID  
EMAIL  
PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$133,287	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$33,341	Principal you will have paid off.
Annual Percentage Rate (APR)	4.940%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	90.649%	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 15 days late, we will charge a late fee of \_\_\_\_\_  
5.000% of Principal and Interest

#### 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 Acceptance

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