

BORROWER CERTIFICATION AND AUTHORIZATION

GENERAL INFORMATION		
1. Borrower(s) Mbot sample		2. Lender Name and Address DIGITAL FEDERAL CREDIT UNION 220 DONALD LYNCH BOULEVARD MARLBOROUGH, MASSACHUSETTS 01752
3. Date 11/16/2016	4. Loan Number 0016133860	
BORROWER AUTHORIZATION		
<p>I hereby authorize the Lender to verify my past and present employment earnings records, bank accounts, stock holdings and any other asset balances that are needed to process my mortgage loan application. I further authorize the Lender to order a consumer credit report and verify other credit information, including past and present mortgage and landlord references. It is understood that a copy of this form will also serve as authorization.</p> <p>The information the Lender obtains is only to be used in the processing of my application for a mortgage loan.</p>		
Borrower Mbot sample		Date
Borrower		Date
Borrower		Date
Borrower		Date
<p>NOTICE TO BORROWERS: This is notice to you as required by the Right to Financial Privacy Act of 1978 that HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.</p>		

Form **4506-T**

(Rev. September 2015)

Department of the Treasury
Internal Revenue Service**Request for Transcript of Tax Return**

- ▶ **Do not sign this form unless all applicable lines have been completed.**
 ▶ **Request may be rejected if the form is incomplete or illegible.**
 ▶ **For more information about Form 4506-T, visit www.irs.gov/form4506t.**

Loan Number:
0016133860

OMB No. 1545-1872

Tip. Use Form 4506-T to order a transcript or other return information free of charge. See the product list below. You can quickly request transcripts by using our automated self-help service tools. Please visit us at IRS.gov and click on "Get a Tax Transcript..." under "Tools" or call 1-800-908-9946. If you need a copy of your return, use **Form 4506, Request for Copy of Tax Return**. There is a fee to get a copy of your return.

1a Name shown on tax return. If a joint return, enter the name shown first. Mbot sample	1b First social security number on tax return, individual taxpayer identification number, or employer identification number (see instructions) 031-82-0161
2a If a joint return, enter spouse's name shown on tax return.	2b Second social security number or individual taxpayer identification number if joint tax return
3 Current name, address (including apt., room, or suite no.), city, state, and ZIP code (see instructions) Mbot sample 123 Any St, MILWAUKEE, WI 53221	
4 Previous address shown on the last return filed if different from line 3 (see instructions)	
5 If the transcript or tax information is to be mailed to a third party (such as a mortgage company), enter the third party's name, address, and telephone number. DIGITAL FEDERAL CREDIT UNION, 220 DONALD LYNCH BOULEVARD, MARLBOROUGH, MASSACHUSETTS 01752, Phone: (800)328-8797	

Caution: If the tax transcript is being mailed to a third party, ensure that you have filled in lines 6 through 9 before signing. Sign and date the form once you have filled in these lines. Completing these steps helps to protect your privacy. Once the IRS discloses your tax transcript to the third party listed on line 5, the IRS has no control over what the third party does with the information. If you would like to limit the third party's authority to disclose your transcript information, you can specify this limitation in your written agreement with the third party.

6 Transcript requested. Enter the tax form number here (1040, 1065, 1120, etc.) and check the appropriate box below. Enter only one tax form number per request. ▶ **1040**

a Return Transcript, which includes most of the line items of a tax return as filed with the IRS. A tax return transcript does not reflect changes made to the account after the return is processed. Transcripts are only available for the following returns: Form 1040 series, Form 1065, Form 1120, Form 1120-A, Form 1120-H, Form 1120-L, and Form 1120S. Return transcripts are available for the current year and returns processed during the prior 3 processing years. Most requests will be processed within 10 business days ☒

b Account Transcript, which contains information on the financial status of the account, such as payments made on the account, penalty assessments, and adjustments made by you or the IRS after the return was filed. Return information is limited to items such as tax liability and estimated tax payments. Account transcripts are available for most returns. Most requests will be processed within 10 business days . . . ☐

c Record of Account, which provides the most detailed information as it is a combination of the Return Transcript and the Account Transcript. Available for current year and 3 prior tax years. Most requests will be processed within 10 business days ☐

7 Verification of Nonfiling, which is proof from the IRS that you **did not** file a return for the year. Current year requests are only available after June 15th. There are no availability restrictions on prior year requests. Most requests will be processed within 10 business days ☐

8 Form W-2, Form 1099 series, Form 1098 series, or Form 5498 series transcript. The IRS can provide a transcript that includes data from these information returns. State or local information is not included with the Form W-2 information. The IRS may be able to provide this transcript information for up to 10 years. Information for the current year is generally not available until the year after it is filed with the IRS. For example, W-2 information for 2011, filed in 2012, will likely not be available from the IRS until 2013. If you need W-2 information for retirement purposes, you should contact the Social Security Administration at 1-800-772-1213. Most requests will be processed within 10 business days. ☐

Caution: If you need a copy of Form W-2 or Form 1099, you should first contact the payer. To get a copy of the Form W-2 or Form 1099 filed with your return, you must use Form 4506 and request a copy of your return, which includes all attachments.

9 Year or period requested. Enter the ending date of the year or period, using the mm/dd/yyyy format. If you are requesting more than four years or periods, you must attach another Form 4506-T. For requests relating to quarterly tax returns, such as Form 941, you must enter each quarter or tax period separately. **12/31/2015 12/31/2014**

Caution: Do not sign this form unless all applicable lines have been completed.

Signature of taxpayer(s). I declare that I am either the taxpayer whose name is shown on line 1a or 2a, or a person authorized to obtain the tax information requested. If the request applies to a joint return, at least one spouse must sign. If signed by a corporate officer, 1 percent or more shareholder, partner, managing member, guardian, tax matters partner, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute Form 4506-T on behalf of the taxpayer. **Note:** For transcripts being sent to a third party, this form must be received within 120 days of the signature date.

☒ **Signatory attests that he/she has read the attestation clause and upon so reading declares that he/she has the authority to sign the Form 4506-T.** See instructions.

Sign Here

Signature (see instructions)	Date	(414)222-2222
Title (if line 1a above is a corporation, partnership, estate, or trust)		
Spouse's signature		
Date		

Section references are to the Internal Revenue Code unless otherwise noted.

Future Developments

For the latest information about Form 4506-T and its instructions, go to www.irs.gov/form4506t. Information about any recent developments affecting Form 4506-T (such as legislation enacted after we released it) will be posted on that page.

General Instructions

Caution: Do not sign this form unless all applicable lines have been completed.

Purpose of form. Use Form 4506-T to request tax return information. You can also designate (on line 5) a third party to receive the information. Taxpayers using a tax year beginning in one calendar year and ending in the following year (fiscal tax year) must file Form 4506-T to request a return transcript.

Note: If you are unsure of which type of transcript you need, request the Record of Account, as it provides the most detailed information.

Tip. Use Form 4506, Request for Copy of Tax Return, to request copies of tax returns.

Automated transcript request. You can quickly request transcripts by using our automated self-help service tools. Please visit us at IRS.gov and click on "Get a Tax Transcript..." under "Tools" or call 1-800-908-9946.

Where to file. Mail or fax Form 4506-T to the address below for the state you lived in, or the state your business was in, when that return was filed. There are two address charts: one for individual transcripts (Form 1040 series and Form W-2) and one for all other transcripts.

If you are requesting more than one transcript or other product and the chart below shows two different addresses, send your request to the address based on the address of your most recent return.

Chart for individual transcripts (Form 1040 series and Form W-2 and Form 1099)

If you filed an individual return and lived in:

Mail or fax to:

Alabama, Kentucky, Louisiana, Mississippi, Tennessee, Texas, a foreign country, American Samoa, Puerto Rico, Guam, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, or A.P.O. or F.P.O. address	Internal Revenue Service RAIVS Team Stop 6716 AUSC Austin, TX 73301	
		512-460-2272

Alaska, Arizona, Arkansas, California, Colorado, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oklahoma, Oregon, South Dakota, Utah, Washington, Wisconsin, Wyoming	Internal Revenue Service RAIVS Team Stop 37106 Fresno, CA 93888	
		559-456-7227

Connecticut, Delaware, District of Columbia, Florida, Georgia, Maine, Maryland, Massachusetts, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Vermont, Virginia, West Virginia	Internal Revenue Service RAIVS Team Stop 6705 P-6 Kansas City, MO 64999	
		855-821-0094

Chart for all other transcripts

If you lived in or your business was in:

Mail or Fax to:

Alabama, Alaska, Arizona, Arkansas, California, Colorado, Florida, Hawaii, Idaho, Iowa, Kansas, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oklahoma, Oregon, South Dakota, Texas, Utah, Washington, Wyoming, a foreign country, American Samoa, Puerto Rico, Guam, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, or A.P.O. or F.P.O. address	Internal Revenue Service RAIVS Team P.O. Box 9941 Mail Stop 6734 Ogden, UT 84409	
		801-620-6922

Connecticut, Delaware, District of Columbia, Georgia, Illinois, Indiana, Kentucky, Maine, Maryland, Massachusetts, Michigan, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, Wisconsin	Internal Revenue Service RAIVS Team P.O. Box 145500 Stop 2800 F Cincinnati, OH 45250	
		859-669-3592

Line 1b. Enter your employer identification number (EIN) if your request relates to a business return. Otherwise, enter the first social security number (SSN) or your individual taxpayer identification number (ITIN) shown on the return. For example, if you are requesting Form 1040 that includes Schedule C (Form 1040), enter your SSN.


Line 3. Enter your current address. If you use a P.O. box, include it on this line.

Line 4. Enter the address shown on the last return filed if different from the address entered on line 3.

Note: If the addresses on lines 3 and 4 are different and you have not changed your address with the IRS, file Form 8822, Change of Address. For a business address, file Form 8822-B, Change of Address or Responsible Party - Business.

Line 6. Enter only one tax form number per request.

Signature and date. Form 4506-T must be signed and dated by the taxpayer listed on line 1a or 2a. If you completed line 5 requesting the information be sent to a third party, the IRS must receive Form 4506-T within 120 days of the date signed by the taxpayer or it will be rejected. Ensure that all applicable lines are completed before signing.

 You must check the box in the signature area to acknowledge you have the authority to sign and request the information. The form will not be processed and returned to you if the box is unchecked.

Individuals. Transcripts of jointly filed tax returns may be furnished to either spouse. Only one signature is required. Sign Form 4506-T exactly as your name appeared on the original return. If you changed your name, also sign your current name.

Corporations. Generally, Form 4506-T can be signed by: (1) an officer having legal authority to bind the corporation, (2) any person designated by the board of directors or other governing body, or (3) any officer or employee on written request by any principal officer and attested to by the secretary or other officer. A bona fide shareholder of record owning 1 percent or more of the outstanding stock of the corporation may submit a Form 4506-T but must provide documentation to support the requester's right to receive the information.

Partnerships. Generally, Form 4506-T can be signed by any person who was a member of the partnership during any part of the tax period requested on line 9.

All others. See section 6103(e) if the taxpayer has died, is insolvent, is a dissolved corporation, or if a trustee, guardian, executor, receiver, or administrator is acting for the taxpayer.

Note: If you are Heir at law, Next of kin, or Beneficiary you must be able to establish a material interest in the estate or trust.

Documentation. For entities other than individuals, you must attach the authorization document. For example, this could be the letter from the principal officer authorizing an employee of the corporation or the letters testamentary authorizing an individual to act for an estate.

Signature by a representative. A representative can sign Form 4506-T for a taxpayer only if the taxpayer has specifically delegated this authority to the representative on Form 2848, line 5. The representative must attach Form 2848 showing the delegation to Form 4506-T.

Privacy Act and Paperwork Reduction Act Notice.

We ask for the information on this form to establish your right to gain access to the requested tax information under the Internal Revenue Code. We need this information to properly identify the tax information and respond to your request. You are not required to request any transcript; if you do request a transcript, sections 6103 and 6109 and their regulations require you to provide this information, including your SSN or EIN. If you do not provide this information, we may not be able to process your request. Providing false or fraudulent information may subject you to penalties.

Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation, and cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their tax laws. We may also disclose this information to other countries under a tax treaty, to federal and state agencies to enforce federal nontax criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file Form 4506-T will vary depending on individual circumstances. The estimated average time is: **Learning about the law or the form, 10 min.; Preparing the form, 12 min.; and Copying, assembling, and sending the form to the IRS, 20 min.**

If you have comments concerning the accuracy of these time estimates or suggestions for making Form 4506-T simpler, we would be happy to hear from you. You can write to:

Internal Revenue Service
Tax Forms and Publications Division
1111 Constitution Ave. NW, IR-6526
Washington, DC 20224

Do not send the form to this address. Instead, see *Where to file* on this page.

Authorization for the Social Security Administration (SSA) To Release Social Security Number (SSN) Verification

Printed Name:	Date of Birth:	Social Security Number:
Mbot sample	JANUARY 1, 1978	031-82-0161

I want this information released because I am conducting the following business transaction:

Reason (s) for using CBSV: (Please select all that apply)

- ☒ Mortgage Service ☐ Banking Service
☐ Background Check ☐ License Requirement
☒ Credit Check ☐ Other

with the following company ("the Company"):

Company Name: DIGITAL FEDERAL CREDIT UNION

Company Address: 220 DONALD LYNCH BOULEVARD, MARLBOROUGH, MASSACHUSETTS 01752

I authorize the Social Security Administration to verify my name and SSN to the Company and/or the Company's Agent, if applicable, for the purpose I identified.

The name and address of the Company's Agent is:

I am the individual to whom the Social Security number was issued or the parent or legal guardian of a minor, or the legal guardian of a legally incompetent adult. I declare and affirm under the penalty of perjury that the information contained herein is true and correct. I acknowledge that if I make any representation that I know is false to obtain information from Social Security records, I could be found guilty of a misdemeanor and fined up to \$5,000.

This consent is valid only for 90 days from the date signed, unless indicated otherwise by the individual named above. If you wish to change this timeframe, fill in the following:

This consent is valid for _____ days from the date signed. _____ (Please initial.)

Signature _____ Date Signed _____

Relationship (if not the individual to whom the SSN was issued): _____

Contact information of individual signing authorization:

Address 123 Any St

City/State/Zip MILWAUKEE, WISCONSIN 53221

Phone Number (414) 222-2222

Privacy Act Statement

SSA is authorized to collect the information on this form under Sections 205 and 1106 of the Social Security Act and the Privacy Act of 1974 (5 U.S.C. § 552a). We need this information to provide the verification of your name and SSN to the Company and/or the Company's Agent named on this form. Giving us this information is voluntary. However, we cannot honor your request to release this information without your consent. SSA may also use the information we collect on this form for such purposes authorized by law, including to ensure the Company and/or Company's Agent's appropriate use of the SSN verification service.

Paperwork Reduction Act Statement - This information collection meets the requirements of 44 U.S.C. §3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget control number. We estimate that it will take about 3 minutes to complete the form. *You may send comments on our time estimate above to: SSA, 6401 Security Blvd., Baltimore, MD 21235-6401. **Send to this address only comments relating to our time estimate, not the completed form.***

----- TEAR OFF.-----

NOTICE TO NUMBER HOLDER

The Company and/or its Agent have entered into an agreement with SSA that, among other things, includes restrictions on the further use and disclosure of SSA's verification of your SSN. To view a copy of the entire model agreement, visit <http://www.ssa.gov/cbsv/docs/SampleUserAgreement.pdf>

Loan Detail Report for Worksheet 0016133860

Loan Number: 0016133860
Borrower: Mbot sample
Property: 777 Lucky Way, Green Bay FL 54303

Worksheet#: 0016133860
Client#: 538366
Report Date: 11/16/2016



Details

Loan Program:	ALL FIXED LOANS (DSI_CONV)	Est. Avail. Through:	
Lender Name:	DIGITAL FEDERAL CREDIT UNION	Rate Lock Date:	08/09/2016
Transfer To:		Rate Lock Days:	60 days
Loan Type:	Conventional	FHA/VA Case #:	
Loan Purpose:	Purchase	FHA Section #:	
Loan Number:	0016133860	Application Date:	03/18/2016
Origination Type:	Lender	Document Date:	11/16/2016
Broker Name:		Closing Date:	09/15/2016
Loan Rep:	Mortgagebot Tester	Signing Date:	
Branch:		Cancel Date:	
MERS #:		Disbursement Date:	09/15/2016
		Last Disclosed APR:	

Borrowers/Sellers

Borrowers

Mbot sample
Type: Individual SSN: XXX-XX-0161 Vesting: A SINGLE PERSON
Phone: Home: (414)222-2222 Email:
Final Relation:
Vesting to Read: Mbot sample a single person
Mailing Street: 123 Any St City: MILWAUKEE State: WI Zip: 53221

Sellers

Seller Street: City: State: Zip:

Property

Address
Owner Occupied: Yes Second Home: No Property Type: SingleFamily
Street: 777 Lucky Way City: Green Bay State: FL Zip: 54303
County: Miami-Dade Project Name: Flood Zone:
Preliminary Title Information
Legal Description:
Attached: Yes
Mineral Rights/Abbreviated Description:
Title Report Date: Parcel #: Tax Message:
Endorsements: 100, 116, 8.1 Approved Items:

Terms

TERMS	ARM	HELOC
Rate Type: FixedRate	Interest Change	Initial Advance:
GPM Type:	Date:	Draw / Repay Period:
Buydown Type:	Payment Change	Annual Fee: No
Appraised Value: \$100,000.00	Date:	
Approved 2nd Lien: \$0.00	Margin:	Miscellaneous
Sales Price: \$100,000.00	Current Index:	Assumable: No
Loan Amount: \$75,000.00	Fully-Indexed	Prepayment Penalty: No
Initial Interest Rate: 3.500%	Rate:	Prepayment:
Rate Set Date: 08/09/2016	Ceiling (Max)	Soft Prepayment:
Initial Pre-discounted	Rate:	Max Prepay Penalty:
Rate:	Floor (Min) Rate:	Prior Prepay Amount:
Term / Amortization: 360 / 360 Months	First Interest Cap:	Loan To Value Ratio: 75.00
Monthly Payment: \$336.78	Subsequent Rate	
First Payment Date: 11/01/2016	Cap:	
	Life-of-loan Cap:	
Prepaid Interest: 16 days @ \$7.29 = \$116.67 (paid by Borrower based on 360 days)		
GFE Prepaid Interest:		

Service Providers

SettlementClosing

Company:	8Z TITLE	Ref#:	0016133860	NMLS/St Lic #:	
Street:	2300 15TH ST #150	City:	BOULDER	State:	CO Zip: 80202
Contact:	WENDY STRASHEIM	Email:		Phone:	7208557174

Originator

Company:	ABC Community Bank	Ref#:	113355	NMLS/St Lic #:	
Street:	115 Atrium Way, Suite 218	City:	Columiba	State:	SC Zip: 29223
Contact:	Mortgagebot Tester	Email:	losnoreply@dh.com	Phone:	2625551212

Originator

Company:	Mortgagebot Tester	Ref#:	9876555	NMLS/St Lic #:	
Street:	12080 North Corporate Parkway	City:	Mequon	State:	WI Zip: 53092
Contact:	Mortgagebot Tester	Email:	losnoreply@dh.com	Phone:	2625551212

Appraisal

Company:	Pro Teck	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

TaxService

Company:	CoreLogic Tax Services	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

Miscellaneous

Company:	CoreLogic Flood Services	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

CreditReport

Company:	Kroll	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

TitleInsurance

Company:	8Z TITLE	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

Miscellaneous

Company:	8Z TITLE	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

HazardInsurance

Company:	Hazard Company	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

MiscInsurance

Company:	8Z TITLE	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

CityTax

Company:	8Z TITLE	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

CountyTax

Company:	8Z TITLE	Ref#:		NMLS/St Lic #:	
Street:		City:		State:	Zip:
Contact:		Email:		Phone:	

InstrumentPreparedBy

Company:	8Z TITLE	Ref#:		NMLS/St Lic #:	
Street:	2300 15TH ST #150	City:	BOULDER	State:	CO Zip: 80202
Contact:		Email:		Phone:	

LoanServicer

Company:	Digital Federal Credit Union	Ref#:		NMLS/St Lic #:	
Street:	220 Donald Lynch Boulevard	City:	Marlborough	State:	MA Zip: 01752
Contact:		Email:		Phone:	

Charges/Payoffs

Closing Charges

Charge Description	To	Category	Charge Amt	Paid By	Amt Paid	POC	APR	SR	Discl'd Amt
Delivery Fees	Digital Federal Credit Union	OriginationCharge	\$100.00	Borrower	\$0.00	No	Yes	No	
Loan Processing Fee	Digital Federal Credit Union	OriginationCharge	\$200.00	Borrower	\$0.00	No	Yes	No	\$200.00
Application Fee	Digital Federal Credit Union	OriginationCharge	\$300.00	Borrower	\$0.00	No	Yes	No	\$300.00
Appraisal Fee	Pro Teck	ServicesYouCar	\$405.00	Borrower	\$0.00	No	No	No	\$405.00
Tax Service Fee	CoreLogic Tax Services	ServicesYouCar	\$62.00	Borrower	\$0.00	No	Yes	No	\$62.00
Flood Determination Fee	CoreLogic Flood Services	ServicesYouCar	\$12.50	Borrower	\$0.00	No	Yes	No	\$12.50
Credit Report	Kroll	ServicesYouCar	\$22.50	Borrower	\$0.00	No	No	No	\$22.50
Title - Lenders Title Insurance	8Z TITLE	ServicesYouCar	\$431.25	Borrower	\$0.00	No	No	No	\$431.25
Title - Settlement Agent/Closing Fee	8Z TITLE	ServicesYouCar	\$895.00	Borrower	\$0.00	No	Yes	No	\$895.00
Title - Lenders Title Insurance - Endorsement	8Z TITLE	ServicesYouCar	\$7,500.00	Borrower	\$0.00	No	No	No	\$7,500.00
Documentary Stamps	8Z TITLE	TaxesAndOther	\$600.00	Borrower	\$0.00	No	No	No	\$600.00
Local Transfer Tax - City	Digital Federal Credit Union	TaxesAndOther	\$1,310.00	Borrower	\$0.00	No	No	No	\$1,310.00
Title - Owner's Title Policy (optional)	8Z TITLE	OtherCosts	\$493.75	Borrower	\$0.00	No	No	No	\$493.75
Recording Fees- Mortgage	8Z TITLE	TaxesAndOther	\$146.00	Borrower	\$0.00	No	No	No	\$146.00
Recording Fee-Deed	8Z TITLE	TaxesAndOther	\$146.00	Borrower	\$0.00	No	No	No	\$45.00
Recording Fee-Deed	8Z TITLE	TaxesAndOther	\$45.00	Borrower	\$0.00	No	No	No	
Recording Fee-Property Type Rider	Digital Federal Credit Union	TaxesAndOther	\$17.00	Borrower	\$0.00	No	No	No	\$17.00

Payoffs

Payoff Type	Description	Amount
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Impounds

Accounts						
Description	Pmts/Year	Payment Amt	Monthly Inflow	Due Date	Mos	
HAZARD INSURANCE	1	\$1,200.00	\$100.00	10/01/2017	1	
MUNICIPAL UTILITY	1	\$1,200.00	\$100.00	01/01/2017	10	
DISTRICT (MUD) TAXES (ESCROW)						
FIRE DISTRICT TAXES (ESCROW)	1	\$1,200.00	\$100.00	01/01/2017	10	
VILLAGE TAXES (ESCROW)	1	\$2,400.00	\$200.00	01/01/2017	10	
SCHOOL TAXES (ESCROW)	1	\$1,200.00	\$100.00	01/01/2017	10	
BOROUGH PROPERTY TAX	1	\$1,200.00	\$100.00	01/01/2017	10	
COUNTY PROPERTY TAX	1	\$6,000.00	\$500.00	02/01/2017	9	
PMI/MMI						
1st Year Premium Rate:		1st Year Premium:		PMI/MMI Monthly:		
Renewal Rate #1:		1st Renewal # Mos:		PMI/MMI Due Date:		
Renewal Rate #2:		2nd Renewal # Mos:		PMI/MMI # Mos:		
MI Excludable:		No				
Miscellaneous Impound Information						
Aggregate Adjustment:	(\$1,000.00)	Impounds Paid By:	Borrower	PMI Paid By:	Borrower	
GFE Initial Deposit:	\$0.00	Lender Required:	Yes			

Closing

Closing County:	Miami-Dade	Loans Processed To:	
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Data Validation

	WARNING	First Payment Date is before the Document Date
	WARNING	Closing Date should be after the Document Date
	WARNING	No Loan Fee detected
	WARNING	Vesting To Read does not match default
	WARNING	Disbursement Date must be after Document Date
	WARNING	Settlement Agent is missing Email. License ID.
	WARNING	Purchase Transaction with no Homeowner's Insurance detected.
	WARNING	Issued Date cannot be after Closing Date
	WARNING	Intent to service or transfer service indicator is blank.

Truth-in-Lending Summary

APR	3.6840%	Mortgage Insurance	\$0.00	# Pmts.	Rate	Pmt. Amt.	Pmt. Date
Finance Charge	\$47,929.20	Origination Fee	\$0.00	359	3.500	\$336.78	11/01/2016
Amount Financed	\$73,313.83	Prepaid Charges	\$1,569.50	1	3.500	\$339.01	10/01/2046
Total of Payments	\$121,243.03	Prepaid Finance Charge	\$1,686.17				
Per Diem Interest	\$7.29	Non Prepaid Charges	\$11,116.50				
Per Diem to Date	10/01/2016	Reserves	\$9,600.00				
Final Payment Date	10/01/2046	Total Paid To Others	\$20,716.50				
Construction Interest	\$0.00	Paid to you Directly	\$52,597.33				
Prepaid Interest	\$116.67	Loan To Value Ratio	75.00				
Avg. Prime Offer Date	08/08/2016	Avg. Prime Offer Rate	3.470				

TILA-RESPA Integrated Disclosure Summary

In 5 Years:	TIP: 61.8120%	Total Loan Costs:	Total of Payments: \$131,287.95
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Initial Escrow Account Analysis


Starting Balance: \$9,600.00		Monthly Inflow: \$1,200.00		Low Balance: \$1,200.00		Cushion: \$1,200.00	
Month	Mo./Year	Disbursed	Date Paid	Disbursement		Balance	
1	11/01/2016	\$0.00				\$10,800.00	
2	12/01/2016	\$0.00				\$12,000.00	
3	01/01/2017	\$1,200.00	01/01/2017	MUNICIPAL UTILITY DISTRICT (MUD) TAXES (ESCROW)		\$6,000.00	
		\$1,200.00	01/01/2017	FIRE DISTRICT TAXES (ESCROW)		\$6,000.00	
		\$2,400.00	01/01/2017	VILLAGE TAXES (ESCROW)		\$6,000.00	
		\$1,200.00	01/01/2017	SCHOOL TAXES (ESCROW)		\$6,000.00	
		\$1,200.00	01/01/2017	BOROUGH PROPERTY TAX		\$6,000.00	
4	02/01/2017	\$6,000.00	02/01/2017	COUNTY PROPERTY TAX		\$1,200.00	
5	03/01/2017	\$0.00				\$2,400.00	
6	04/01/2017	\$0.00				\$3,600.00	
7	05/01/2017	\$0.00				\$4,800.00	
8	06/01/2017	\$0.00				\$6,000.00	
9	07/01/2017	\$0.00				\$7,200.00	
10	08/01/2017	\$0.00				\$8,400.00	
11	09/01/2017	\$0.00				\$9,600.00	
12	10/01/2017	\$1,200.00	10/01/2017	HAZARD INSURANCE		\$9,600.00	

Compliance Summary


Federal High Cost/HPML	 PASS	TRID	 WARNING
Ability to Repay/QM	 PASS	Conventional	 NA
Fannie/Freddie Points/Fees	 PASS	FL High Cost	 PASS
Fannie/Freddie Audits	 NA	FL State Rules	 NA

High Cost Tests


Section 32 (HOEPA)

 PASS	REG. Z SECTION 226.32 DETERMINATION: APR based on Fully-Indexed Rate does not exceed comparable Average Prime Offer Rate by more than 6.5% and Total Points and Fees do not exceed 5% of the Total Loan Amount
--	---

Section 35 (Federal HPML)

 PASS	HPML DETERMINATION: APR does not exceed comparable Average Prime Offer Rate by 1.5% or more
--	--

FL Fair Lending Law

 PASS	FL Fair Lending Law Determination: Florida Fair Lending Law has been repealed.
--	---

Fannie Mae Points and Fees

 PASS	FANNIE MAE POINTS/FEES TEST DETERMINATION: Total Points and Fees do not exceed \$3052
--	--

Freddie Mac Points and Fees

 PASS	FREDDIE MAC POINTS/FEES TEST DETERMINATION: Total Points and Fees do not exceed \$3052
--	---

Ability To Repay / Qualified Mortgage

Qualified Mortgage

	PASS : P	This loan meets the Qualified Mortgage General guidelines.
	PASS : P	This loan does not have a Negative Amortization feature.
	PASS : P	This loan does not have an Interest Only Payment feature.
	PASS : P	This loan does not have a Balloon Payment feature.
	PASS : P	Loan term is not greater than 30 years.
	PASS : P	Total Points and Fees do not exceed \$3052
	PASS : P	Borrower Debt-To-Income Ratio does not exceed 43%.
	PASS : P	QM Liability Protection Determination: Safe Harbor. Loan APR of 3.684 does not exceed the Average Prime Offer Rate (APOR) Threshold of 4.970.
	PASS : P	Qualified Mortgage Liability Protection Determination: Safe Harbor

Federal Audits

TRID

	WARNING	Date through which estimate for settlement charges is available must be exactly 10-business days from date LE was provided
	WARNING	Informational Audit: Ensure Title Insurance amounts for Lender's and Owner's coverage are entered according to 12 CFR 1026.37(f)(2)-4; (g)(4)-2.
	WARNING	Only escrowed items included in Estimated Taxes, Insurance, and Assessments. Ensure all mortgage-related obligations are entered.
	WARNING	Charge name 'Delivery Fees' varies from prior fee name 'Loan Processing Fee'
	WARNING	Charge name 'Title - Lenders Title Insurance' varies from prior fee name 'Title - Settlement Agent/Closing Fee'
	WARNING	Charge name 'Title - Settlement Agent/Closing Fee' varies from prior fee name 'Title - Lenders Title Insurance - Endorsement'
	WARNING	Charge name 'Documentary Stamps' varies from prior fee name 'Local Transfer Tax - City'
	WARNING	Charge name 'Recording Fee-Deed' varies from prior fee name 'Recording Fee-Property Type Rider'
	WARNING	Appraisal Fee (AF): \$405.00 exceeds baseline amount \$62.00; Fee violates TILA/RESPA Tolerance.
	WARNING	Tax Service Fee (TS): \$62.00 exceeds baseline amount \$12.50; Fee violates TILA/RESPA Tolerance.
	WARNING	Local Transfer Tax - City (TSF): \$1,310.00 exceeds baseline amount \$0.00; Fee violates TILA/RESPA Tolerance.
	WARNING	Other Prepaid (OPI): \$2,400.00 exceeds baseline amount \$0.00; Fee violates TILA/RESPA Tolerance.
	WARNING	Other Prepaid (OPI): \$1,200.00 exceeds baseline amount \$0.00; Fee violates TILA/RESPA Tolerance.

Section 32 (HOEPA) Analysis

POINTS AND FEES TEST

Prepaid Finance Charge		\$1,686.17
Delivery Fees	+ 100.00	
Loan Processing Fee	+ 200.00	
Application Fee	+ 300.00	
Tax Service Fee	+ 62.00	
Flood Determination Fee	+ 12.50	
Title - Settlement Agent/closing Fee	+ 895.00	
Prepaid Interest	+ 116.67	
Prepaid Interest	-	\$116.67
16 days @ 7.2917/day	+ 116.67	
Other Loan Originator Compensation	+	\$0.00
Maximum Prepayment Fees Permitted Under the Loan Documents	+	\$0.00
Prepayment Fees/Penalties Charged on Previous Loan Made/Held/Serviced By Creditor/Affiliate	+	\$0.00
Other Charges Paid To Creditor/Affiliate	+	\$0.00
Other Excludable Charges	-	\$969.50
Tax Service Fee	+ 62.00	
Flood Determination Fee	+ 12.50	
Title - Settlement Agent/closing Fee	+ 895.00	
Bona Fide Discount Points	-	\$0.00
Opt. Credit Ins./Related Products	+	\$0.00
Section 32 Adjustments	+/-	\$0.00
Total Points/Fees	=	\$600.00
Prepaid Interest	- 116.67	
Tax Service Fee	- 62.00	
Flood Determination Fee	- 12.50	
Title - Settlement Agent/closing Fee	- 895.00	
Amount Financed		\$73,313.83
Loan Amount	+ 75,000.00	
Prepaid Finance Charge	- 1,686.17	
Opt. Credit Ins./Related Products Financed by Creditor	-	\$0.00
Other Charges Paid to Creditor/Affiliate and Financed	-	\$0.00
Prepayment Fees/Penalties Charged on Previous Loan Made/Held/Serviced By Creditor/Affiliate	-	\$0.00
Section 32 Adjustments	+/-	\$0.00
Total Loan Amount	=	\$73,313.83
Loan Amount	+ 75,000.00	
Prepaid Finance Charge	- 1,686.17	
Total Points/Fees ÷ Total Loan Amount:		
Section 32 Percentage	=	.818%
Total Points/Fees	+ 600.00	
Total Loan Amount	÷ 73,313.83	
Pts/Fees Threshold	=	5.000%
Amount Over/Under	=	\$3,065.69
Total Loan Amount * Pts/Fees Threshold	+ 3,665.69	
Total Points/Fees	- 600.00	

APR TEST

Rate Set Date:	08/09/2016
Avg. Prime Offer Rate Pub. Date	08/08/2016
Amortization Type	Fixed
Loan Term (years)	30 years
Lien Status	First Lien
Treasury Security Yield Used	3.470%
AVG.PRIME.F.30 :	= 3.470
Using Yield Table at 15	
Treasury Security Yield + 6.500%	9.970%
HOEPA APR	3.684%
Percentage Over/Under	6.286%

PREPAYMENT PENALTY TEST

Prepayment Term	NA
Prepayment Percentage	NA
Term Over/Under	NA
Percentage Over/Under	NA

REG. Z SECTION 1026.32

DETERMINATION

Is this a High Cost Loan?	No
Reason:	APR based on Fully-Indexed Rate does not exceed comparable Average Prime Offer Rate by more than 6.5% and Total Points and Fees do not exceed 5% of the Total Loan Amount

Section 35 (Federal HPML) Analysis

Loan Amount	\$75,000.00	Loan APR	3.684%
Conforming Loan Limit	\$417,000.00	Percentage Over/Under	1.286%
Rate Set Date:	08/09/2016		
Avg. Prime Offer Rate Pub. Date	08/08/2016		
Amortization Type	Fixed		
Loan Term (years)	30 years		
Lien Status	First Lien		
Avg. Prime Offer Rate Used	3.470%		
AVG.PRIME.F.30 : Using Yield Table at 15	= 3.470		
Avg. Prime Offer Rate Used + 1.500%	4.970%		

HPML DETERMINATION

Is this a Higher-Priced Mortgage Loan?	No
Reason:	APR does not exceed comparable Average Prime Offer Rate by 1.5% or more

Ability to Repay/Qualified Mortgage Analysis

POINTS AND FEES TEST

Prepaid Finance Charge		\$1,686.17
Delivery Fees	+ 100.00	
Loan Processing Fee	+ 200.00	
Application Fee	+ 300.00	
Tax Service Fee	+ 62.00	
Flood Determination Fee	+ 12.50	
Title - Settlement Agent/closing Fee	+ 895.00	
Prepaid Interest	+ 116.67	
Prepaid Interest	-	\$116.67
16 days @ 7.2917/day	+ 116.67	
Other Loan Originator Compensation	+	\$0.00
Maximum Prepayment Fees Permitted Under the Loan Documents	+	\$0.00
Prepayment Fees/Penalties on Previous Loan	+	\$0.00
Other Charges Paid To Creditor/Affiliate	+	\$0.00
Other Excludable Charges	-	\$969.50
Tax Service Fee	+ 62.00	
Flood Determination Fee	+ 12.50	
Title - Settlement Agent/closing Fee	+ 895.00	
Bona Fide Discount Points	-	\$0.00
Opt. Credit Ins./Related Products	+	\$0.00
Creditor Requested Adjustments	+/-	\$0.00
Total Points/Fees	=	\$600.00
Prepaid Interest	- 116.67	
Tax Service Fee	- 62.00	
Flood Determination Fee	- 12.50	
Title - Settlement Agent/closing Fee	- 895.00	
Amount Financed		\$73,313.83
Loan Amount	+ 75,000.00	
Prepaid Finance Charge	- 1,686.17	
Opt. Credit Ins./Related Products Financed by Creditor	-	\$0.00
Other Charges Paid to Creditor/Affiliate and Financed	-	\$0.00
Prepayment Fees/Penalties on Previous Loan	-	\$0.00
Creditor Requested Adjustments	+/-	\$0.00
Total Loan Amount	=	\$73,313.83
Loan Amount	+ 75,000.00	
Prepaid Finance Charge	- 1,686.17	
Total Points/Fees ÷ Total Loan Amount:		
Qualified Mortgage Percentage	=	.818%
Total Points/Fees	+ 600.00	
Total Loan Amount	÷ 73,313.83	
Pts/Fees Threshold	=	\$3,052.00
Amount Over/Under	=	\$2,452.00
4th Threshold Dollar Limit	+ 3,052.00	
Total Points/Fees	- 600.00	

QM POINTS AND FEES

DETERMINATION	
Do Points and Fees exceed the threshold?	No
Reason:	
Total Points and Fees do not exceed \$3052	

FL High Cost Analysis

POINTS AND FEES TEST

Prepaid Finance Charge		\$1,686.17
Delivery Fees	+ 100.00	
Loan Processing Fee	+ 200.00	
Application Fee	+ 300.00	
Tax Service Fee	+ 62.00	
Flood Determination Fee	+ 12.50	
Title - Settlement Agent/closing Fee	+ 895.00	
Prepaid Interest	+ 116.67	
Prepaid Interest	-	\$116.67
16 days @ 7.2917/day	+ 116.67	
Other Mortgage Broker Compensation	+	\$0.00
Optional Credit Insurance/Related Products Paid At or Before Closing	+	\$0.00
Maximum Prepayment Fees Permitted Under the Loan Documents	+	\$0.00
Prepayment Fees/Penalties Charged on Previous Loan Made/Held/Serviced By Creditor/Affiliate	+	\$0.00
Other Charges Paid to Creditor/Affiliate	+	\$0.00
Other Excludable Charges	-	\$0.00
Bona Fide Discount Points	-	\$0.00
Creditor Requested Adjustments	+/-	\$0.00
Total Points/Fees	=	\$0.00
Amount Financed		\$0.00
Opt. Credit Ins./Related Products Financed by Creditor	-	\$0.00
Other Charges Paid to Creditor/Affiliate and Financed	-	\$0.00
Prepayment Fees/Penalties Charged on Previous Loan Made/Held/Serviced By Creditor/Affiliate	-	\$0.00
Creditor Requested Adjustments	+/-	\$0.00
Total Loan Amount	=	\$0.00
Total Points/Fees ÷ Total Loan Amount:		
FL Fair Lending Law Percentage	=	.000%
Pts/Fees Threshold	=	.000%
Amount Over/Under	=	\$0.00

APR TEST

Rate Set Date:	08/09/2016
Treasury Security Yield Publication Date	
Amortization Type	Fixed
Loan Term (years)	0 years
Lien Status	First Lien
Treasury Security Yield Used	.000%
Treasury Security Yield + .000%	.000%
HOEPA APR	.000%
Percentage Over/Under	.000%

FL FAIR LENDING LAW

DETERMINATION	
Is this a High Cost Loan?	No
Reason:	
Florida Fair Lending Law has been repealed.	

Fannie Mae Points and Fees Analysis

FANNIE MAE POINTS AND FEES ANALYSIS

Prepaid Finance Charge		\$1,686.17	Total Points/Fees ÷ Total Loan Amount:	
Delivery Fees	+ 100.00		Fannie Mae Points/Fees Test	= .818%
Loan Processing Fee	+ 200.00		Total Points/Fees	+ 600.00
Application Fee	+ 300.00		Total Loan Amount	÷ 73,313.83
Tax Service Fee	+ 62.00		Points and Fees Threshold	= \$3,052.00
Flood Determination Fee	+ 12.50		Amount Over/Under	= \$2,452.00
Title - Settlement Agent/closing Fee	+ 895.00		4th Threshold Dollar	+ 3,052.00
Prepaid Interest	+ 116.67		Limit	
Prepaid Interest	-	\$116.67	Total Points/Fees	- 600.00
16 days @ 7.2917/day	+ 116.67		FANNIE MAE POINTS/FEES TEST	
Other Loan Originator Compensation	+	\$0.00	DETERMINATION	
Maximum Prepayment Fees Permitted Under the	+	\$0.00	Do the Points/Fees exceed the Fannie Mae	No
Loan Documents			Maximum?	
Prepayment Fees/Penalties Charged on Previous	+	\$0.00	Reason:	
Loan Made/Held/Serviced By Creditor/Affiliate			Total Points and Fees do not exceed \$3052	
Other Charges Paid To Creditor/Affiliate	+	\$0.00		
Other Excludable Charges	-	\$969.50		
Tax Service Fee	+ 62.00			
Flood Determination Fee	+ 12.50			
Title - Settlement Agent/closing Fee	+ 895.00			
Bona Fide Discount Points	-	\$0.00		
Creditor Requested Adjustments	+/-	\$0.00		
Total Points/Fees	=	\$600.00		
Prepaid Interest	- 116.67			
Tax Service Fee	- 62.00			
Flood Determination Fee	- 12.50			
Title - Settlement Agent/closing Fee	- 895.00			
Amount Financed		\$73,313.83		
Loan Amount	+ 75,000.00			
Prepaid Finance Charge	- 1,686.17			
Opt. Credit Ins./Related Products Financed by	-	\$0.00		
Creditor				
Other Charges Paid to Creditor/Affiliate and	-	\$0.00		
Financed				
Prepayment Fees/Penalties Charged on Previous	-	\$0.00		
Loan Made/Held/Serviced By Creditor/Affiliate				
Creditor Requested Adjustments	+/-	\$0.00		
Total Loan Amount	=	\$73,313.83		
Loan Amount	+ 75,000.00			
Prepaid Finance Charge	- 1,686.17			

Freddie Mac Points and Fees Analysis

FREDDIE MAC POINTS AND FEES ANALYSIS

Prepaid Finance Charge		\$1,686.17	Total Points/Fees ÷ Total Loan Amount:	
Delivery Fees	+ 100.00		Freddie Mac Points/Fees Test	= .818%
Loan Processing Fee	+ 200.00		Total Points/Fees	+ 600.00
Application Fee	+ 300.00		Total Loan Amount	÷ 73,313.83
Tax Service Fee	+ 62.00		Points and Fees Threshold	= \$3,052.00
Flood Determination Fee	+ 12.50		Amount Over/Under	= \$2,452.00
Title - Settlement Agent/closing Fee	+ 895.00		4th Threshold Dollar	+ 3,052.00
Prepaid Interest	+ 116.67		Limit	
Prepaid Interest	-	\$116.67	Total Points/Fees	- 600.00
16 days @ 7.2917/day	+ 116.67		FREDDIE MAC POINTS/FEES TEST	
Other Loan Originator Compensation	+	\$0.00	DETERMINATION	
Maximum Prepayment Fees Permitted Under the	+	\$0.00	Do the Points/Fees exceed the Freddie Mac	No
Loan Documents			Maximum?	
Prepayment Fees/Penalties Charged on Previous	+	\$0.00	Reason:	
Loan Made/Held/Serviced By Creditor/Affiliate			Total Points and Fees do not exceed \$3052	
Other Charges Paid To Creditor/Affiliate	+	\$0.00		
Other Excludable Charges	-	\$969.50		
Tax Service Fee	+ 62.00			
Flood Determination Fee	+ 12.50			
Title - Settlement Agent/closing Fee	+ 895.00			
Bona Fide Discount Points	-	\$0.00		
Creditor Requested Adjustments	+/-	\$0.00		
Total Points/Fees	=	\$600.00		
Prepaid Interest	- 116.67			
Tax Service Fee	- 62.00			
Flood Determination Fee	- 12.50			
Title - Settlement Agent/closing Fee	- 895.00			
Amount Financed		\$73,313.83		
Loan Amount	+ 75,000.00			
Prepaid Finance Charge	- 1,686.17			
Opt. Credit Ins./Related Products Financed by	-	\$0.00		
Creditor				
Other Charges Paid to Creditor/Affiliate and	-	\$0.00		
Financed				
Prepayment Fees/Penalties Charged on Previous	-	\$0.00		
Loan Made/Held/Serviced By Creditor/Affiliate				
Creditor Requested Adjustments	+/-	\$0.00		
Total Loan Amount	=	\$73,313.83		
Loan Amount	+ 75,000.00			
Prepaid Finance Charge	- 1,686.17			

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Uniform Residential Loan Application

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower," as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when ☐ the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or ☐ the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

Borrower

Co-Borrower

I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied for:	<input type="checkbox"/> VA <input type="checkbox"/> FHA	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> USDA/Rural Housing Service	<input type="checkbox"/> Other (explain):	Agency Case Number	Lender Case Number 0016133860
Amount \$ 75,000.00	Interest Rate 3.500 %	No. of Months 360	Amortization Type:	<input checked="" type="checkbox"/> Fixed Rate <input type="checkbox"/> GPM	<input type="checkbox"/> Other (explain): <input type="checkbox"/> ARM (type):

II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address (street, city, state & ZIP) 777 Lucky Way, Green Bay, Florida 54303	No. of Units 1
Legal Description of Subject Property (attach description if necessary)	Year Built

Purpose of Loan	<input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Refinance	<input type="checkbox"/> Construction <input type="checkbox"/> Construction-Permanent	<input type="checkbox"/> Other (explain):	Property will be:	<input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment
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Complete this line if construction or construction-permanent loan.

Year Lot Acquired	Original Cost	Amount Existing Liens	(a) Present Value of Lot	(b) Cost of Improvements	Total (a+ b)
	\$	\$	\$	\$	\$

Complete this line if this is a refinance loan.

Year Acquired	Original Cost	Amount Existing Liens	Purpose of Refinance	Describe Improvements	<input type="checkbox"/> made <input type="checkbox"/> to be made
	\$	\$		Cost: \$	

Title will be held in what Name(s) Mbot Prod-Testing	Manner in which Title will be held Mbot sample a single person	Estate will be held in: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date)
Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)		

Borrower

III. BORROWER INFORMATION

Co-Borrower

Borrower's Name (include Jr. or Sr. if applicable) Mbot sample				Co-Borrower's Name (include Jr. or Sr. if applicable)			
Social Security Number 031-82-0161	Home Phone (incl. area code) (414) 222-2222	DOB (mm/dd/yyyy) 01/01/1978	Yrs. School	Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School
<input type="checkbox"/> Married <input type="checkbox"/> Separated		<input type="checkbox"/> Unmarried (include single, divorced, widowed)		<input type="checkbox"/> Married <input type="checkbox"/> Separated		<input type="checkbox"/> Unmarried (include single, divorced, widowed)	
Dependents (not listed by Co-Borrower)		no. ages		Dependents (not listed by Borrower)		no. ages	
Present Address (street, city, state, ZIP) 123 Any St, MILWAUKEE, WI 53221				Present Address (street, city, state, ZIP) 			
<input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs.				<input type="checkbox"/> Own <input type="checkbox"/> Rent _____ No. Yrs.			
Mailing Address, if different from Present Address				Mailing Address, if different from Present Address			

If residing at present address for less than two years, complete the following:

Former Address (street, city, state, ZIP) ☐ Own ☐ Rent _____ No. Yrs. Former Address (street, city, state, ZIP) ☐ Own ☐ Rent _____ No. Yrs.

Borrower		IV. EMPLOYMENT INFORMATION		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job	Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job
		Yrs. employed in this line of work/profession			Yrs. employed in this line of work/profession
Position/Title/Type of Business		Business Phone (incl. area code)	Position/Title/Type of Business		Business Phone (incl. area code)

If employed in current position for less than two years or if currently employed in more than one position, complete the following:

Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)
		Monthly Income \$			Monthly Income \$
Position/Title/Type of Business		Business Phone (incl. area code)	Position/Title/Type of Business		Business Phone (incl. area code)
Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)	Name & Address of Employer	<input type="checkbox"/> Self Employed	Dates (from - to)
		Monthly Income \$			Monthly Income \$
Position/Title/Type of Business		Business Phone (incl. area code)	Position/Title/Type of Business		Business Phone (incl. area code)

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION						
Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$ 10,000.00	\$	\$ 10,000.00	Rent	\$	
Overtime	0.00			First Mortgage (P&I)		\$ 336.78
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		100.00
Dividends/Interest				Real Estate Taxes		600.00
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "describe other income," below)				Homeowner Assn. Dues		
				Other:		500.00
Total	\$ 10,000.00	\$	\$ 10,000.00	Total	\$	\$ 1,536.78

* Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

Describe Other Income Notice: Alimony, child support, or separate maintenance income need not be revealed if the Borrower (B) or Co-Borrower (C) does not choose to have it considered for repaying this loan.

B/C	Monthly Amount
	\$

VI. ASSETS AND LIABILITIES

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

Completed ☐ Jointly ☒ Not Jointly

ASSETS	Cash or Market Value	Liabilities and Pledged Assets. List the creditor's name, address and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities, which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.	
Description			
Cash deposit toward purchase held by:	\$		
List checking and savings accounts below		LIABILITIES	Monthly Payment & Months Left to Pay
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months
Acct. no.	\$	Acct. no.	
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months
Acct. no.	\$	Acct. no.	
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months
Acct. no.	\$	Acct. no.	
Name and address of Bank, S&L, or Credit Union		Name and address of Company	\$ Payment/Months
Acct. no.	\$	Acct. no.	

VI. ASSETS AND LIABILITIES (cont'd)

Stocks & Bonds (Company name/number & description)	\$	Name and address of Company	\$ Payment/Months	\$
		Acct. no.		
Life Insurance net cash value	\$	Name and address of Company	\$ Payment/Months	\$
Face amount: \$				
Subtotal Liquid Assets	\$			
Real estate owned (enter market value from schedule of real estate owned)	\$			
Vested interest in retirement fund	\$			
Net worth of business(es) owned (attach financial statement)	\$	Acct. no.		
Automobiles owned (make and year)	\$	Alimony/Child Support/Separate Maintenance Payments Owed to:	\$	
Other Assets (itemize)	\$	Job-Related Expense (child care, union dues, etc.)	\$	
		Total Monthly Payments	\$	
Total Assets a.	\$	Net Worth (a minus b) ▶	\$	Total Liabilities b. \$

Schedule of Real Estate Owned (If additional properties are owned, use continuation sheet.)

Property Address (enter S if sold, PS if pending sale or R if rental being held for income) ▼	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes & Misc.	Net Rental Income
		\$	\$	\$	\$	\$	\$
	Totals	\$	\$	\$	\$	\$	\$

List any additional names under which credit has previously been received and indicate appropriate creditor name(s) and account number(s):

Alternate Name	Creditor Name	Account Number

VII. DETAILS OF TRANSACTION		VIII. DECLARATIONS				
a. Purchase price	\$ 100,000.00	<p>If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.</p> <p>a. Are there any outstanding judgments against you?</p> <p>b. Have you been declared bankrupt within the past 7 years?</p> <p>c. Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years?</p> <p>d. Are you a party to a lawsuit?</p> <p>e. Have you directly or indirectly been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgment?</p> <p>(This would include such loans as home mortgage loans, SBA loans, home improvement loans, educational loans, manufactured (mobile) home loans, any mortgage, financial obligation, bond, or loan guarantee. If "Yes," provide details, including date, name and address of Lender, FHA or VA case number, if any, and reasons for the action.)</p> <p>f. Are you presently delinquent or in default on any Federal debt or any other loan, mortgage, financial obligation, bond, or loan guarantee?</p> <p>g. Are you obligated to pay alimony, child support, or separate maintenance?</p> <p>h. Is any part of the down payment borrowed?</p> <p>i. Are you a co-maker or endorser on a note?</p> <p>-----</p> <p>j. Are you a U.S. citizen?</p> <p>k. Are you a permanent resident alien?</p> <p>l. Do you intend to occupy the property as your primary residence?</p> <p>If "Yes," complete question m below.</p> <p>m. Have you had an ownership interest in a property in the last three years?</p> <p>(1) What type of property did you own - principal residence (PR), second home (SH), or investment property (IP)?</p> <p>(2) How did you hold title to the home - by yourself (S), jointly with your spouse (SP), or jointly with another person (O)?</p>	Borrower		Co-Borrower	
b. Alterations, improvements, repairs	0.00		Yes	No	Yes	No
c. Land (if acquired separately)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Refinance (incl. debts to be paid off)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Estimated prepaid items	14,316.67		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Estimated closing costs	12,686.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. PMI, MIP, Funding Fee	0.00					
h. Discount (if Borrower will pay)						
i. Total costs (add items a through h)	127,002.67					
j. Subordinate financing	0.00					
k. Borrower's closing costs paid by Seller	0.00					
l. Other Credits (explain)						
m. Loan amount (exclude PMI, MIP, Funding Fee financed)	75,000.00					
n. PMI, MIP, Funding Fee financed	.00					
o. Loan amount (add m & n)	75,000.00					
p. Cash from/to Borrower (subtract j, k, l & o from l)	52,002.67					

IX. ACKNOWLEDGMENT AND AGREEMENT

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et. seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors, and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

Acknowledgment. Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

Borrower's Signature	Date	Co-Borrower's Signature	Date
X		X	

X. INFORMATION FOR GOVERNMENT MONITORING PURPOSES

The following information is requested by the Federal Government for certain types of loans related to a dwelling in order to monitor the lender's compliance with equal credit opportunity, fair housing and home mortgage disclosure laws. You are not required to furnish this information, but are encouraged to do so. The law provides that a lender may not discriminate either on the basis of this information, or on whether you choose to furnish it. If you furnish the information, please provide both ethnicity and race. For race, you may check more than one designation. If you do not furnish ethnicity, race, or sex, under Federal regulations, this lender is required to note the information on the basis of visual observation and surname if you have made this application in person. If you do not wish to furnish the information, please check the box below. (Lender must review the above material to assure that the disclosures satisfy all requirements to which the lender is subject under applicable state law for the particular type of loan applied for.)

BORROWER <input type="checkbox"/> I do not wish to furnish this information		CO-BORROWER <input type="checkbox"/> I do not wish to furnish this information	
Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino		Ethnicity: <input type="checkbox"/> Hispanic or Latino <input type="checkbox"/> Not Hispanic or Latino	
Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White		Race: <input type="checkbox"/> American Indian or Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Black or African American <input type="checkbox"/> Native Hawaiian or Other Pacific Islander <input type="checkbox"/> White	
Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male		Sex: <input type="checkbox"/> Female <input type="checkbox"/> Male	
To be Completed by Loan Originator: This information was provided: <input type="checkbox"/> In a face-to-face interview <input type="checkbox"/> In a telephone interview <input type="checkbox"/> By the applicant and was submitted by fax or mail <input type="checkbox"/> By the applicant and submitted via e-mail or the Internet			
Loan Originator's Signature		Date 03/18/16	
X			
Loan Originator's Name (print or type)	Loan Originator Identifier	Loan Originator's Phone Number (including area code)	
Mortgagebot Tester	9876555	(262) 555-1212	
Loan Origination Company's Name	Loan Origination Company Identifier	Loan Origination Company's Address	
ABC Community Bank	113355	115 Atrium Way, Suite 218 Columbia, South Carolina 29223	

CONTINUATION SHEET/RESIDENTIAL LOAN APPLICATION

Use this continuation sheet if you need more space to complete the Residential Loan Application. Mark **B** for Borrower or **C** for Co-Borrower

Borrower:

Mbot sample

Agency Case Number:

Co-Borrower:

Lender Case Number:

0016133860

I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1001, et seq.

Borrower's Signature

Date

Co-Borrower's Signature

Date

X

X

FLORIDA LOCK-IN AGREEMENT

Date: NOVEMBER 16, 2016

Lender: DIGITAL FEDERAL CREDIT UNION (NMLS # 466914)

Borrower: Mbot sample

Property Address: 777 Lucky Way, Green Bay, Florida 54303

You have placed an application for a mortgage loan with the above-named Lender, repayment of which will be secured with the property above. The Lender accepts your loan application subject to the terms listed in this lock-in agreement. A "lock-in agreement" is an agreement whereby the Lender guarantees for a specified number of days or until a specified date the availability of a specified rate of interest or specified formula by which the rate of interest will be determined and/or specific number of discount points, if the loan is approved and closed within the stated period of time. This is not a commitment to lend. You will be notified as to whether or not your application is approved.

Lock-in Expiration Date:

This lock-in agreement will expire on 10/08/2016 .

Terms Locked In:☒ Interest Rate: 3.500%☐ This is an adjustable rate mortgage; this is your initial interest rate.☐ Discount Points: \$ N/A (N/A % of the loan amount).☐ Commitment Fee: \$ N/A**Lock-in Fee:**You must pay a lock-in fee of \$ N/A by OCTOBER 8, 2016 .
(date)**Governing Law:**

This lock-in agreement is governed by Florida law, including but not limited to, the provisions of Sections 494.006-494.0077, Florida Statutes, regarding lock-in agreements.

Lender's Efforts; Expiration:

The Lender will make a good faith effort to process your mortgage loan application and stands ready to fulfill the terms of its commitment before the expiration date of the lock-in agreement or any extension thereof. If your loan does not close before the expiration date of this lock-in agreement through no substantial fault of yours, you may

withdraw the application or reject or terminate any commitment, and the Lender will promptly refund to you any lock-in fee and any commitment fee you have paid.

When Agreement Becomes Effective; Your Right to Rescind:

This lock-in agreement shall become binding when signed by you and the Lender. If the Lender receives this lock-in agreement by mail or through a broker, you may rescind this lock-in agreement until the Lender signs and mails a written confirmation of this lock-in agreement to you or to your broker business pursuant to its contractual relationship with you. If you select to so rescind, the Lender will promptly refund any lock-in fee paid.

Contact Information:

If you have any questions regarding your application or this lock-in agreement, please contact the Lender at:

- DIGITAL FEDERAL CREDIT UNION (NMLS # 466914)
- 220 DONALD LYNCH BOULEVARD
- MARLBOROUGH, MASSACHUSETTS 01752
- Phone: (800) 328-8797

Lender: DIGITAL FEDERAL CREDIT UNION
(NMLS # 466914)

By: _____

Its: _____

Acknowledgment:

By signing below, you acknowledge that you have received and read this lock-in agreement and agree to its terms. Please retain a copy of this lock-in agreement for your records.

Applicant Mbot sample Date

Applicant Date

Applicant Date

Applicant Date

Applicant Date

Applicant Date

NOTICE TO PURCHASER-MORTGAGOR

Date: NOVEMBER 16, 2016

Lender: DIGITAL FEDERAL CREDIT UNION

Purchaser/Mortgagor: Mbot sample

Property Address: 777 Lucky Way, Green Bay, Florida 54303

Pursuant to Section 627.798, Florida Statutes, notice is hereby given by

8Z TITLE
(Name of Title Insurer)

to the undersigned purchaser-mortgagor that a mortgagee title insurance policy is to be issued to your mortgagee lender, and that such policy does not provide title insurance protection to you as the owner of the real estate you are purchasing. The undersigned has read the above notice and understands that such mortgage title insurance policy to be issued to the mortgagee lender does not provide title insurance protection to the undersigned as owner.

Dated this 16th day of NOVEMBER, 2016 .

Signature of Purchaser/Mortgagor Date
Mbot sample

Signature of Purchaser/Mortgagor Date

Signature of Purchaser/Mortgagor Date

Signature of Purchaser/Mortgagor Date

Signature of Purchaser/Mortgagor Date

Signature of Purchaser/Mortgagor Date

STATEMENT OF ANTI-COERCION FLORIDA

Loan Number: 0016133860

Lender: DIGITAL FEDERAL CREDIT UNION

Borrower(s): Mbot sample

Subject Property: 777 Lucky Way
Green Bay, Florida 54303

**THE FOLLOWING STATEMENT IS REQUIRED UNDER RULE 69B-124.002, F.A.C., OF THE RULES
AND REGULATIONS PROMULGATED BY THE CHIEF FINANCIAL OFFICER
RELATIVE TO ANTI-COERCION**

The Insurance Laws of this state provide that the Lender may not require the Borrower to take insurance through any particular insurance agent or company to protect the mortgaged property.

The Borrower, subject to the rules adopted by the Chief Financial Officer, has the right to have the insurance placed with an insurance agent or company of his choice, provided the company meets the requirements of the Lender. The Lender has the rights to designate reasonable financial requirements as to the company and the adequacy of the coverage.

I have read the foregoing statement, or the rules of the Chief Financial Officer relative thereto, and understand my rights and privileges and those of the Lender relative to the placing of such insurance.

I have selected the Hazard Company
to write the hazard insurance covering property located at:
777 Lucky Way, Green Bay, Florida 54303

Borrower Mbot sample Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

HOUSING COUNSELORS NEAR YOU



Loan Number: 0016133860

Date: NOVEMBER 16, 2016

Provided By: DIGITAL FEDERAL CREDIT UNION

Borrower(s): Mbot sample

Property Address: 777 Lucky Way, Green Bay, Florida 54303

10 CLOSEST RESULTS TO ZIP CODE 53221

The counseling agencies on this list are approved by the U.S. Department of Housing and Urban Development (HUD), and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. This list shows you several approved agencies in your area. You can find other approved counseling agencies at the Consumer Financial Protection Bureau's (CFPB) website: consumerfinance.gov/mortgagehelp or by calling 1-855-411-CFPB (2372). You can also access a list of nationwide HUD-approved counseling intermediaries at http://portal.hud.gov/hudportal/HUD?src=/ohc_nint

1. UNITED COMMUNITY CENTER	Distance
1028 S. 9th Street	4.7 miles
MILWAUKEE, WISCONSIN 53204-1335	

Website: <http://www.unitedcc.org>

Phone: 414-384-3100

Email Address: fcampos@unitedcc.org

Languages:
English, Spanish

Services:
Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Non-Delinquency Post Purchase Workshops | Pre-purchase Counseling | Pre-purchase Homebuyer
Education Workshops

2. GREENPATH DEBT SOLUTIONS

10101 W Greenfield Ave, Suite 110
Milwaukee, Wisconsin 53214-3953

Distance

6.4 miles

Website: <http://www.greenpath.org>

Phone: 888-860-4167

Email Address: housingdepartment@greenpath.com

Languages:

English, Spanish

Services:

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Services for Homeless Counseling | Pre-purchase Counseling | Pre-purchase Homebuyer Education
Workshops | Rental Housing Counseling

3. ALLIED CHURCHES TEACHING SELF-EMPOWERMENT CDC

2414 West Vliet Street
MILWAUKEE, WISCONSIN 53205-1830

Distance

6.5 miles

Website: www.actshousing.org

Phone: 414-933-2215

Email Address: acts@actshousing.org

Languages:

English, Hmong, Other, Spanish

Services:

Financial Management/Budget Counseling | Home Improvement and Rehabilitation Counseling |
Non-Delinquency Post Purchase Workshops | Pre-purchase Counseling

4. HOUSING RESOURCES, INCORPORATED

7830 W Burleigh St
Milwaukee, Wisconsin 53222-4915

Distance

9.0 miles

Website: <http://site.notavailable.org>

Phone: 414-461-6330

Email Address: N/A

Languages:

English, Spanish

Services:

Mortgage Delinquency and Default Resolution Counseling | Non-Delinquency Post Purchase Workshops | Predatory Lending Education Workshops | Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops

5. NACA (NEIGHBORHOOD ASSISTANCE CORPORATION OF AMERICA) MILWAUKEE, WI

4011 W Capitol Dr Ste 100
Milwaukee, Wisconsin 53216-2557

Distance

9.4 miles

Website: <https://www.naca.com>

Phone: 414-442-6222

Email Address: N/A

Languages:

Chinese Mandarin, English, Spanish, Vietnamese

Services:

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling | Fair Housing Pre-Purchase Education Workshops | Non-Delinquency Post Purchase Workshops | Predatory Lending Education Workshops | Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops

6. GREENPATH, INC

c/o YMCA, 334 W Brown Street #107
Milwaukee, Wisconsin 53212

Distance
11.1 miles

Website: <http://www.greenpath.org>

Phone: 888-860-4167

Email Address: housingdepartment@greenpath.com

Languages:

English, Spanish

Services:

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Services for Homeless Counseling | Pre-purchase Counseling | Rental Housing Counseling

7. HOUSING RESOURCES IN, INC - WAUKESHA

217 Wisconsin Avenue Suite 411
WAUKESHA, WISCONSIN 53186-4946

Distance
14.9 miles

Website: n/a

Phone: 262-522-1230

Languages:

English, Spanish

Services:

Mortgage Delinquency and Default Resolution Counseling | Non-Delinquency Post Purchase Workshops |
Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops

8. GREENPATH, INC.

1400 Newman Rd, Suite 210
Mount Pleasant, Wisconsin 53406-2805

Distance
15.9 miles

Website: <http://www.greenpath.org>

Phone: 888-860-4167

Email Address: housingdepartment@greenpath.com

Languages:

English, Spanish

Services:

Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Services for Homeless Counseling | Pre-purchase Counseling | Rental Housing Counseling

9. HOUSING RESOURCES, INC-RACINE

1220 MOUND avenue suite 314
RACINE, WISCONSIN 53404-3350

Distance
17.4 miles

Website: www.hri-wi.org

Phone: 262-636-8271

Email Address: marybeth_Aldrich@hri-wi.org

Languages:
English, Spanish

Services:
Mortgage Delinquency and Default Resolution Counseling | Non-Delinquency Post Purchase Workshops |
Pre-purchase Counseling | Pre-purchase Homebuyer Education Workshops

10. GREENPATH, INC

892 Main St Ste A
Pewaukee, Wisconsin 53072-5808

Distance
17.4 miles

Website: <http://www.greenpath.com>

Phone: 888-860-4167

Email Address: N/A

Languages:
English, Spanish

Services:
Mortgage Delinquency and Default Resolution Counseling | Financial Management/Budget Counseling |
Services for Homeless Counseling | Pre-purchase Counseling | Rental Housing Counseling

Abc Community Bank

115 Atrium Way, Suite 218, Columbia, SC 29223

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 11/16/2016
APPLICANTS Mbot sample
123 Any St
Milwaukee, WI 53221
PROPERTY 777 Lucky Way
Green Bay, FL 54303
SALE PRICE \$100,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☒ Conventional ☐ FHA ☐ VA ☐ _____
LOAN ID # 0016133860
RATE LOCK ☐ NO ☒ YES, until 10/8/2016 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 11/29/2016 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$75,000	NO
Interest Rate	3.500%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$336.78	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments	
Payment Calculation	Years 1 - 30
Principal & Interest	\$336.78
Mortgage Insurance	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 1,200
Estimated Total Monthly Payment	\$1,537
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$1,200 a month
This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Munic Utility Dist (Mud) Taxes (Esc <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	
In escrow? YES YES YES	

Costs at Closing	
Estimated Closing Costs	\$27,004 Includes \$9,929 in Loan Costs + \$17,075 in Other Costs -\$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$52,004 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

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

Closing Cost Details

Loan Costs

A. Origination Charges	\$600
% of Loan Amount (Points)	
Application Fee	\$300
Delivery Fees	\$100
Loan Processing Fee	\$200

B. Services You Cannot Shop For \$503

Appraisal Fee	\$405
Credit Report	\$23
Flood Determination Fee	\$13
Tax Service Fee	\$62

C. Services You Can Shop For \$8,826

Title - Lenders Title Insurance	\$431
Title - Lenders Title Insurance - Endorsement	\$7,500
Title - Settlement Agent/Closing Fee	\$895

D. TOTAL LOAN COSTS (A + B + C) \$9,929

Other Costs

E. Taxes and Other Government Fees \$2,264

Recording Fees and Other Taxes	\$354
Transfer Taxes	\$1,910

F. Prepaids \$3,717

Homeowner's Insurance Premium (months)	
Mortgage Insurance Premium (months)	
Prepaid Interest (\$7.2917 per day for 16 days @ 3.500%)	\$117
Property Taxes (months)	
School Taxes (Prepaid) (12 months)	\$1,200
Village Taxes (Prepaid) (12 months)	\$2,400

G. Initial Escrow Payment at Closing \$10,600

Homeowner's Insurance	\$100.00 per month for 1 mo.	\$100
Mortgage Insurance	per month for mo.	
Property Taxes	\$500.00 per month for 9 mo.	\$4,500
Borough Property Tax	\$100.00 per month for 10 mo.	\$1,000
Fire District Taxes (Escrow)	\$100.00 per month for 10 mo.	\$1,000
Munic Utility Dist (Mud) Taxes (Escrow)	\$100.00 per month for 10 mo.	\$1,000
School Taxes (Escrow)	\$100.00 per month for 10 mo.	\$1,000
Village Taxes (Escrow)	\$200.00 per month for 10 mo.	\$2,000

H. Other \$494

Title - Owner's Title Policy (Optional)	\$494
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I. TOTAL OTHER COSTS (E + F + G + H) \$17,075

J. TOTAL CLOSING COSTS \$27,004

D + I	\$27,004
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$27,004
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$25,000
Deposit	\$0
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$52,004

Additional Information About This Loan

LENDER Abc Community Bank
NMLS/FL LICENSE ID 113355
LOAN OFFICER Mortgagebot Tester
NMLS/FL LICENSE ID 9876555
EMAIL losnoreply@dh.com
PHONE (262)555-1212

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

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$30,252	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$7,727	Principal you will have paid off.
Annual Percentage Rate (APR)	3.684%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	61.812%	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 <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> 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 your overdue payment 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: <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> 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.

Mbot sample

Date

NOTICE OF INTENT TO PROCEED WITH LOAN APPLICATION

Date: NOVEMBER 16, 2016

Name of Originator: Mortgagebot Tester (NMLS # 9876555)

ABC Community Bank (NMLS # 113355)

Borrower Name(s): Mbot sample

Property Address: 777 Lucky Way, Green Bay, Florida 54303

NOTE: DO NOT SIGN THIS FORM UNLESS YOU WISH TO PROCEED WITH THE LOAN APPLICATION COVERED BY THE GFE OR LOAN ESTIMATE, AS APPLICABLE. IF YOU DO WISH TO PROCEED, PLEASE RETURN A SIGNED AND DATED COPY OF THIS NOTICE OF INTENT TO PROCEED TO THE LOAN ORIGINATOR.

Each of the undersigned Borrower(s), having received a copy of a Good Faith Estimate ("GFE") or Loan Estimate, as applicable, dated NOVEMBER 16, 2016, hereby expresses his or her intention to continue with the loan application covered by the GFE or Loan Estimate.

Borrower Mbot sample Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

Borrower Date

NOTICE OF POLICIES AND PROCEDURES DIGITAL FEDERAL CREDIT UNION FOR THE SERVICING OF RESIDENTIAL HOME MORTGAGES

Please read and retain a copy for future reference.

REAL ESTATE TAX ESCROW

DCU will escrow on a monthly basis 1/12th of the yearly Real Estate Taxes charged by the local tax authority, for loans secured by primary residences or second homes with loan-to-value ratios greater than 70% and all investment properties. The escrowed funds will be held in an interest-bearing account at DCU.

The required monthly escrow payment may change periodically due to changes in the property's Real Estate Tax burden. The members will be notified in writing of any change to their required monthly escrow payment.

During the term of the loan there may be times when there are insufficient funds in the member's Real Estate Tax escrow account. The members are responsible for remitting the needed funds to pay any deficiency in their escrow account. If DCU does not receive the funds within ten (10) business days prior to the due date of the member's Real Estate Tax Bill, DCU cannot guarantee payment to the local taxing authority on or before the due date.

Any late fees or interest levied or assessed by the taxing authority will be borne by the member.

The member may submit a written request to DCU to have the requirement for a Real Estate Tax escrow waived. The credit union will determine whether to waive the escrow requirement based on the policies enforce by DCU at the time of the request. If an appraisal is needed to make a determination, DCU must order the appraisal. No other appraisal will be accepted. The member will be responsible for the cost of the appraisal.

HOMEOWNER'S INSURANCE

The members are responsible for the payment of their Homeowner's Insurance premium. They must provide DCU with a current and effective policy for the term of the member's loan. If the Homeowner's Insurance policy expires or is canceled, the member must immediately provide DCU with a replacement policy.

DCU shall maintain the right to establish a Homeowner's Insurance escrow, if in the sole discretion of DCU, the escrowing of the Homeowner's Insurance premiums will better ensure the timely payment of the member's Homeowner's Insurance premiums.

MORTGAGE INSURANCE

DCU will escrow on a monthly basis 1/12th of the yearly premiums for Mortgage Insurance.

DCU will consider written requests for waiving this insurance. The member must have made at least 24 monthly payments to the loan and not have been delinquent for the prior 12 months. The credit union will determine whether to waive the Mortgage Insurance requirements based on the current policies enforced by DCU at the time of the request. If an appraisal is needed to make a determination, DCU must order the appraisal. No other appraisal will be accepted. The member will be responsible for the cost of the appraisal.

AUTOMATIC PAYMENT FOR MORTGAGE PAYMENTS

The members may choose to have their mortgage payments taken from either their primary savings or their primary checking accounts. The member is responsible for having adequate funds in the account by the mortgage payment due date.

Automatic Payment of the members mortgage is scheduled on the due date or the first DCU business day following the due date. DCU will not withdraw funds for the mortgage payment on any other day and will only withdraw funds from the specified account.

If the specified account has insufficient funds for the total mortgage payment, DCU will take the available balance. The members are responsible for the balance due to complete their monthly mortgage payment.

The member can use DCU's EASY TOUCH 24-hour audio response system to determine the status of their mortgage payment. The member may also contact DCU's Information Center for additional assistance.

DCU may change any policy or procedure without notice.

I have received a copy of the above disclosure.

Mbot sample Date

Date

Date

Date

Date

Date

OUR PRIVACY POLICY

DCU is a not-for-profit, member-owned financial cooperative. We only exist to serve you and your fellow members and help you achieve financial well-being. For you to allow your credit union to serve you, we must earn your confidence and trust. As you should expect, the privacy of your personal financial information is extremely important to us. We take significant steps to protect your privacy so we can maintain your trust - and, **it's the right thing to do.**

The information below explains our policies for using and protecting the personal financial information you entrust to us.

AT DCU, YOUR INFORMATION IS NOT FOR SALE

We do not and will not sell mailing lists or the financial information of our members.

ALL INFORMATION WE MUST SHARE WITH THIRD-PARTY SERVICE PROVIDERS IS PROTECTED

In the course of providing and administering the products and services you use, we do share some information with our service providers (see more details below). All of our information sharing is protected by contractual non-disclosure agreements that address the confidential nature of all of our member information. They require strict measures to protect the privacy of that information. In addition, **ALL** of these contractual provisions are specifically worded to survive the termination of every contract. This means that we have protected your information both now and at any future point in time.

COLLECTION AND DISCLOSURE OF PERSONAL INFORMATION

When you apply for a product or service, you provide personal information necessary for us to process your application. In order to fulfill your requests and continue to maintain your membership effectively, we retain and may share information we learn about you from the following sources: information we receive from you on applications (paper and on-line) or other forms such as your name, address, Social Security Number; information about your transactions with us such as your payment history and credit card usage; information we receive from consumer reporting agencies such as credit history. See additional details below.

SHARING INFORMATION WITH THIRD-PARTY SERVICE PROVIDERS

By using the services of reputable companies, we can provide you state-of-the-art products and services we would not be able to provide you on our own. In all cases where we use third-party service providers to help us serve you, contract provisions and our due diligence protect the privacy of all member information shared. Generally, we share your nonpublic personal information with non-affiliated third parties to complete transactions or maintain accounts and related records. We limit the information shared to only what is absolutely necessary to provide the service to you. Here are some examples of third-party service providers we use.

ATM transaction processors	check printer	mortgage application processors
bill payment service	statement printer	PC Branch access provider
plastic card production	printing and mail firms	consumer loan application processors

We may also share information with select non-affiliated third parties if: you request or authorize it, such as a deposit verification, or the information is necessary to process a transaction initiated by you, such as a Visa® Credit Card purchase, ATM withdrawal, or transaction at a CU Service Center® location. DCU enters into arrangements only with businesses we believe provide a quality product or service and who follow strict confidentiality requirements to assure they are legally bound to safeguard any information that is shared with them.

CREDIT REPORTING

Without using and sharing information with credit reporting agencies as virtually all lenders do, DCU would be unable to meet the mortgage and consumer loan needs of our members. DCU has a fiduciary responsibility to protect the assets of your credit union from losses. As a result, we make use of data supplied by credit reporting firms to help ensure members we lend money to or give a checking account to will fulfill their financial obligations.

In exchange for access to this data, we are required by contract to report back to these agencies on what loans members have with us and if they are repaying their loans on time. The use and reporting of credit information is regulated under the Fair Credit Reporting Act. DCU follows the letter and the spirit of these regulations. We make every effort to ensure credit information we report is accurate and up to date.

GROUP BENEFIT PROVIDERS, SURVEYS, CONSULTING, AND ELECTION FIRMS

We may occasionally provide information to reputable non-affiliated third parties to give you access to products you have requested that are not offered directly by DCU, often at a reduced cost. For example, as a DCU member, you're eligible for a certain amount of FREE Accidental Death and Dismemberment Insurance and reduced cost additional coverage through Affinion Group. From time to time, we contract with financial institution consulting and survey firms. They may survey your opinions on our behalf or analyze financial data to help us identify trends and determine what future services may be of value to you.

DCU's Board of Directors is made up of unpaid member volunteers elected by you. Each year, we hire an experienced firm that specializes in board elections to print, mail, receive, validate, and tabulate the ballots under the supervision of an independent accounting firm. We do share member information so that the firm can positively identify eligible voters. Upon completion of the election, with the approval of members at the annual meeting, all ballots are destroyed.

INFORMATION WE MUST REPORT TO GOVERNMENT AGENCIES OR THE COURTS

As a financial institution, we may be required by law or regulation to disclose personal financial information to government agencies, law enforcement, or the courts. Here is a summary of what we disclose under these circumstances:

- **Tax reporting** - By law, we must report information on your dividends, Individual Retirement Account contributions, and real estate loan interest to the Internal Revenue Service. The IRS requires this reporting include your name, address, and Social Security Number (or tax I.D. number). This same information is provided to you in accordance with the IRS requirements to assist in preparation of you tax returns.
- **Loans secured by real property** - By law, any loan secured by a home or land (such as a mortgage or home equity loan) must be recorded with the local government - typically a county government. This information includes the name of the borrower(s), address of the property, the name of the financial institution, and the amount of the loan. DCU must follow these local laws as do all mortgage lenders. Unfortunately, once recorded, the information becomes public record and is usually accessible to anyone. Various businesses compile and sell this public record information to other firms who may use it to market mortgage insurance, mortgage refinancing, and other services to you. Be wary of any mail solicitations that mention DCU, but

do not have the DCU logo or our address. *Please report anything suspicious to DCU* so we can take action if warranted.

- **Loans secured by vehicles** - By law, any loan secured by a titled vehicle is recorded with the state Registry of Motor Vehicles or similar agency. Our security interest is noted on the title. DCU follows applicable state laws when filing a security interest. Only the fact that we have a security interest in the vehicle is shared. Unfortunately, some state agencies still sell access to motor vehicle registration information to marketers and automotive companies.
- **Court order** - There are instances when we may be ordered by a court of law to provide certain account information. This is usually the result of a court proceeding that you have been involved with and are therefore aware of.

PRIVACY AND YOUNG MEMBERS

Because the privacy of young members and other visitors to our website is of the utmost importance, DCU has adopted the following privacy policy, which conforms to the **Children's Online Privacy Protection Act of 1998:**

DCU does not solicit to children under the age of 13. We are aware of COPPA requirements, and should we receive a membership application from which we can determine the age of the child, we will comply with COPPA requirements to obtain parental consent and/or notify the parent(s) or guardian(s) of the receipt of such information. Further, we will not proceed with the request of the membership application without parental consent.

SECURITY OF INFORMATION

We take security seriously. And, while we continue providing you convenient new methods by which to access your account, we realize there are a number of precautions we must take to safeguard the information you are transmitting. We restrict the level of access our employees have to your membership based on their responsibilities and hold them to high levels of confidentiality. In addition, we maintain physical, electronic, and procedural protections that comply with federal regulations to guard your nonpublic personal information and privacy.

OPT-OUT

You may have seen or heard the term *opt-out* in articles or on the news in relation to privacy laws. An opt-out method is required to be provided by any institution sharing customer or member information in a manner that is not allowed for within the privacy laws. The opt-out effectively removes that customer or member's information from sharing processes. DCU currently only shares information as is allowed in the privacy laws. We **NEVER** sell our member information and only share it within the context of providing services to you.

Our confidentiality agreements include provisions preventing any third-party we deal with from contacting you in any manner outside of the terms of the agreement. Therefore, DCU does not currently provide an opt-out option. We do not intend to alter our current practices but rest assured that if we do, we will provide an opt-out method and make sure you that are given notice and more than adequate time to respond.

DISCONTINUATION OF DIRECT MAIL COMMUNICATIONS

We DO provide you with a method to discontinue receiving any of our mailed member communication pieces. We use these to keep you informed of the benefits of DCU membership as we try to help you achieve financial well-being. We hope you find them worthwhile especially because the ideas behind many of these mailings come directly from our members. If you do decide to discontinue receiving DCU promotional pieces, you will cease receiving the following from us:

- Mailed offers of credit union products
- Loans approved for you in advance
- Mailed credit union newsletters including special coupons
- Statement inserts not sent to all members
- Mailed offers we provide for third-party financial services

If you wish to stop receiving these mailings, send an **email** with *Discontinue DCU Promotions* in the subject line. Please include your name and member number in the body of the message. You can also call us or mail this information to:

Digital Federal Credit Union
Marketing Department
P.O. Box 9130
Marlborough, MA 01752-9130

ACCURACY OF INFORMATION

We strive to make sure our records contain accurate information. Inaccurate information, when brought to our attention, is corrected promptly. We request that you keep your personal information with us, including the often forgotten phone number, as current as possible so that you may take advantage of all that DCU has to offer. You can check your current address and phone number on file by logging into PC Branch and looking at the top of the *Account Access* page. You can give us updating instructions while you are on line. Or call our Information Center to verify your personal information.

WE CARE ABOUT YOUR PRIVACY AND YOU

Again, we take our member's privacy very seriously. We do not however, have control of the privacy practices of other institutions or web sites. We strongly advise you to review the privacy policies of any other institution or web site you visit including those you've heard about through us. Learn about ways to protect yourself by visiting our **StreetWise Privacy Protection and Fraud Prevention** site. Our privacy policy and practices apply whether you are an active DCU member, an inactive member, or a former DCU member.

A note about third-party links - By selecting links on this page, you will leave DCU's web site and enter a web site hosted by an organization separate from DCU. We encourage you to read and evaluate the privacy policy of any site you visit when you enter the site. While we strive to only link you to companies and organizations that we feel offer useful information, DCU does not directly support nor guarantee claims made by these sites.

[Privacy](#) | [Careers](#) | [New Member Guide](#) | [Branches](#) | [ATMs](#) | [Feedback](#) | [DCU Classified](#) | [Help](#)



Digital Federal Credit Union
220 Donald Lynch Boulevard
P.O. Box 9130
Marlborough, MA 01752-9130
508-263-6700 ■ 800-328-8797





Digital Federal Credit Union ■ 220 Donald Lynch Blvd. ■ P.O. Box 9130 ■ Marlborough, MA 01752-9130
508.263.6700 ■ 800.328.8797 ■ dcu.org ■ dcu@dcu.org

RATE LOCK CONFIRMATION

Loan Application #: 0016133860

Borrower Name(s): Mbot sample

Property Address: 777 Lucky Way
Green Bay, Florida 54303

Loan Program: ALL FIXED LOANS	Term: 360
Loan Amount: \$75,000.00	Discount Points:
Interest Rate: 3.500%	Effective Date: AUGUST 9, 2016
APR: 3.684%	Rate Lock Expiration: OCTOBER 8, 2016

*Please consult your tax advisor regarding the tax deductibility of Discount Points. Origination/Secondary Market Fees may apply. These fees are based on characteristics of your loan (loan to value, property type, etc.) and may change if your loan scenario changes. Please refer to the Good Faith Estimate for Origination/Secondary Fees.

RATE LOCK POLICY

I agree to lock my interest rate. There is no fee for locking my interest rate.

If I do not disburse on my loan within the lock-in period, my interest rate and points will be repriced at the HIGHER of: the interest rate and points listed above or the interest rate and points offered by DCU fourteen (14) days prior to the closing of my loan. DCU does not allow loans to be re-locked at a lower rate.

If I withdraw my application or fail to provide documentation or information deemed necessary by DCU to make a decision on my request, I will forfeit my RATE LOCK FEE.

DCU will refund my RATE LOCK FEE, less the amount paid to the attorney or title company, if my loan request is rejected due to unacceptable credit, property or title.

If my loan request is rejected for any other reason and DCU determines the information I provided on my loan application is incomplete or incorrect, I will forfeit my RATE LOCK FEE.

Borrower Mbot sample _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____

Borrower _____ Date _____



Loan Number: 0016133860

RATE LOCK POLICY

I understand that I have the option to lock my interest rate up to fourteen (14) days prior to the closing of my loan. At the closing of my loan, the RATE LOCK FEE will be applied toward my closing costs. There is no fee required to lock the interest rate.

If I do not disburse on my loan within the lock-in period (60 days), my interest rate and points will be re-priced at the HIGHER of: the interest rate and points on the Rate Lock or the interest rate and points offered by DCU fourteen (14) days prior to the closing of my loan. DCU does not allow loans to be re-locked at a lower rate.

If I withdraw my application or fail to provide documentation or information deemed necessary by DCU to make a decision on my request, I will forfeit my RATE LOCK FEE.

DCU will refund my RATE LOCK FEE, less the amount paid to the attorney or title company, if my loan request is rejected due to unacceptable credit, property, or title.

If my loan request is rejected for any other reason and DCU determines the information I provided on my loan application is incomplete or incorrect, I will forfeit my RATE LOCK FEE.

Borrower Mbot sample Date

Borrower Date

Borrower Date

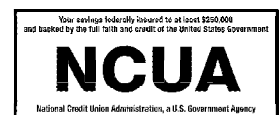
Borrower Date

Borrower Date

Borrower Date

DIGITAL FEDERAL CREDIT UNION ■ 220 DONALD LYNCH BLVD. ■ P.O. BOX 9130 ■ MARLBOROUGH, MA 01752-9130

508-263-6700 ■ 800-328-8797 ■ dcu.org ■ dcu@dcu.org



SETTLEMENT SERVICES PROVIDER LIST

Date: NOVEMBER 16, 2016

Name of Originator: Mortgagebot Tester
ABC Community Bank (NMLS # 113355)

Borrower Name(s): Mbot sample

Property Address: 777 Lucky Way, Green Bay, Florida 54303

The loan originator who issued the GFE to you, the Borrower(s), is permitting you to shop for the third party settlement services listed below. This list also contains the names, addresses, and telephone numbers of the settlement service providers who can provide the services described. The estimate of charges for the settlement services listed below that are reflected on the GFE is based on the charges of the particular service provider listed. The HUD-1 Settlement Statement will reflect the name and actual charges of the provider ultimately selected by you as well as other settlement services selected directly by the loan originator of the GFE. If no service providers are listed below, the loan originator is not permitting you to shop for any third party settlement services.

Service	Service Provider Name, Address and Telephone Number	Affiliated Business (Y/N)
Title	Gold Title, P.C. 34 Essex Street Andover, MA 01810 (603)594-0600	N
Title	Equity National Title & Closing Services, Inc. 50 Jordan Street, Suite 100 East Providence, RI 02914 (888)434-5500	N

Borrower Mbot sample _____ Date

Borrower _____ Date

Borrower _____ Date

Borrower _____ Date

Borrower _____ Date

Borrower _____ Date

Your home loan toolkit

A step-by-step guide



Consumer Financial
Protection Bureau





How can this toolkit help you?

Buying a home is exciting and, let's face it, complicated. This booklet is a toolkit that can help you make better choices along your path to owning a home.

After you finish this toolkit:

- You'll know the most important steps you need to take to **get the best mortgage** for your situation Section 1: Page 3
- You'll better **understand your closing costs** and what it takes to buy a home Section 2: Page 16
- You'll see a few ways to **be a successful homeowner** Section 3: Page 24

How to use the toolkit:

-  The location symbol orients you to where you are in the home buying process.
-  The pencil tells you it is time to get out your pencil or pen to circle, check, or fill in numbers.
-  The magnifying glass highlights tips to help you research further to find important information.
-  The speech bubble shows you conversation starters for talking to others and gathering more facts.

About the CFPB

The Consumer Financial Protection Bureau is a federal agency that helps consumer finance markets work by making rules more effective, by consistently and fairly enforcing those rules, and by empowering consumers to take more control over their economic lives.

Have a question about a common consumer financial product or problem? You can find answers by visiting consumerfinance.gov/askcfpb. Have an issue with a mortgage, student loan, or other financial product or service? You can submit a complaint to the CFPB. We'll forward your complaint to the company and work to get you a response. Turn to the back cover for details on how to submit a complaint or call us at (855) 411-2372.

This booklet was created to comply with federal law pursuant to 12 U.S.C. 2604, 12 CFR 1024.6, and 12 CFR 1026.19(g).

Choosing the best mortgage for you



You're starting to look for a mortgage or want to confirm you made a good decision.

To make the most of your mortgage, you need to decide what works for you and then shop around to find it. In this section, you'll find eight steps to get the job done right.

1. Define what affordable means to you

Only you can decide how much you are comfortable paying for your housing each month. In most cases, your lender can consider only if you are able to repay your mortgage, not whether you will be comfortable repaying your loan. Based on your whole financial picture, think about whether you want to take on the mortgage payment plus the other costs of homeownership such as appliances, repairs, and maintenance.

IN THIS SECTION

1. Define what affordable means to you
2. Understand your credit
3. Pick the mortgage type that works for you
4. Choose the right down payment for you
5. Understand the trade-off between points and interest rate
6. Shop with several lenders
7. Choose your mortgage
8. Avoid pitfalls and handle problems



THE TALK

Ask your spouse, a loved one, or friend about what affordable means to you:

"What's more important—a bigger home with a larger mortgage or more financial flexibility?"

"How much do we want to budget for all the monthly housing costs, including repairs, furniture, and new appliances?"

"What will a mortgage payment mean for other financial goals?"



KNOW YOUR NUMBERS

Calculate the home payment you can take on by filling in the worksheets below:

Think about what an affordable home loan looks like for you. These worksheets can help. First, estimate your total monthly home payment. Second, look at the percentage of your income that will go toward your monthly home payment. Third, look at how much money you will have available to spend on the rest of your monthly expenses.

Step 1. Estimate your total monthly home payment by adding up the items below

Your **total monthly home payment** is more than just your mortgage. There are more expenses that go along with owning your home. Start with estimates and adjust as you go.

MONTHLY ESTIMATE	
Principal and interest (P&I) Your principal and interest payment depends on your home loan amount, the interest rate, and the number of years it takes to repay the loan. Principal is the amount you pay each month to reduce the loan balance. Interest is the amount you pay each month to borrow money. Many principal and interest calculators are available online.	\$
Mortgage insurance Mortgage insurance is often required for loans with less than a 20% down payment.	+ \$
Property taxes The local assessor or auditor's office can help you estimate property taxes for your area. If you know the yearly amount, divide by 12 and write in the monthly amount.	+ \$
Homeowner's insurance You can call one or more insurance agents to get an estimate for homes in your area. Ask if flood insurance is required.	+ \$
Homeowner's association or condominium fees, if they apply Condominiums and other planned communities often require homeowner's association (HOA) fees.	+ \$
My estimated total monthly home payment	= \$

Step 2. Estimate the percentage of your income spent on your monthly home payment

Calculate the percentage of your total monthly income that goes toward your total monthly home payment each month. A mortgage lending rule of thumb is that **your total monthly home payment should be at or below 28% of your total monthly income before taxes**. Lenders may approve you for more or for less depending on your overall financial picture.

\$	÷	\$	× 100 =	%
My estimated total monthly home payment (from step 1)		My total monthly income before taxes		Percentage of my income going toward my monthly home payment

Step 3. Estimate what is left after subtracting your monthly debts

To determine whether you are comfortable with your total monthly home payment, figure out how much of your income is left after you pay for your housing plus your other monthly debts.

Total monthly income <i>after</i> taxes	\$
My estimated total monthly home payment (from step 1)	
Monthly car payment(s)	– \$
Monthly student loan payment(s)	– \$
Monthly credit card payment(s)	– \$
Other monthly payments, such as child support or alimony	– \$
Total monthly income minus all debt payments This money must cover your utilities, groceries, child care, health insurance, repairs, and everything else. If this isn't enough, consider options such as buying a less expensive home or paying down debts.	= \$

Step 4. Your choice

I am comfortable with a total monthly home payment of: \$

2. Understand your credit

Your credit, your credit scores, and how wisely you shop for a loan that best fits your needs have a significant impact on your mortgage interest rate and the fees you pay. To improve your credit and your chances of getting a better mortgage, get current on your payments and stay current. About 35% of your credit scores are based on whether or not you pay your bills on time. About 30% of your credit scores are based on how much debt you owe. That's why you may want to consider paying down some of your debts.

RESEARCH STARTER

Check out interest rates and make sure you're getting the credit you've earned.

- ☐ Get your credit report at annualcreditreport.com and check it for errors. If you find mistakes, submit a request to each of the credit bureaus asking them to fix the mistake. For more information about correcting errors on your credit report, visit consumerfinance.gov/askcfpb.
- ☐ For more on home loans and credit, visit consumerfinance.gov/owning-a-home.

TIP

Be careful making any big purchases on credit before you close on your home. Even financing a new refrigerator could make it harder for you to get a mortgage.

TIP

Correcting errors on your credit report may raise your score in 30 days or less. It's a good idea to correct errors before you apply for a mortgage.

NOW

- If your credit score is below 700, you will likely pay more for your mortgage.
- Most credit scoring models are built so you can shop for a mortgage within a certain period—generally between 14 days and 45 days—with little or no impact on your score. If you shop outside of this period, any change triggered by shopping should be minor—a small price to pay for saving money on a mortgage loan.

IN THE FUTURE

- If you work on improving your credit and wait to buy a home, you will likely save money. Some people who improve their credit save \$50 or \$100 on a typical monthly mortgage payment.
- An average consumer who adopts healthy credit habits, such as paying bills on time and paying down credit cards, could see a credit score improvement in three months or more.

YOUR CHOICE

Check one:

- ☐ I will go with the credit I have. **OR** ☐ I will wait a few months or more and work to improve my credit.

3. Pick the mortgage type—fixed or adjustable—that works for you

With a **fixed-rate mortgage**, your principal and interest payment stays the same for as long as you have your loan.

- Consider a fixed-rate mortgage if you want a predictable payment.
- You may be able to refinance later if interest rates fall or your credit or financial situation improves.

With an **adjustable-rate mortgage (ARM)**, your payment often starts out lower than with a fixed-rate loan, but your rate and payment could increase quickly. It is important to understand the trade-offs if you decide on an ARM.

- Your payment could increase a lot, often by hundreds of dollars a month.
- Make sure you are confident you know what your maximum payment could be and that you can afford it.

Planning to sell your home within a short period of time? That's one reason some people consider an ARM. But, you probably shouldn't count on being able to sell or refinance. Your financial situation could change. Home values may go down or interest rates may go up.

You can learn more about ARMs in the Consumer Handbook on Adjustable Rate Mortgages (files.consumerfinance.gov/f/201401_cfpb_booklet_charm.pdf) or by visiting consumerfinance.gov/owning-a-home.

TIP

Many borrowers with ARMs underestimate how much their interest rates can rise.

YOUR CHOICE

Check one:

- ☐ I prefer a fixed-rate mortgage. **OR** ☐ I prefer an adjustable-rate mortgage.

Check for risky loan features

Some loans are safer and more predictable than others. It is a good idea to make sure you are comfortable with the risks you are taking on when you buy your home. You can find out if you have certain types of risky loan features from the Loan Terms section on the first page of your Loan Estimate.

A **balloon payment** is a large payment you must make, usually at the end of your loan repayment period. Depending on the terms of your loan, the balloon payment could be as large as the entire balance on your mortgage.

A **prepayment penalty** is an amount you have to pay if you refinance or pay off your loan early. A prepayment penalty may apply even if you sell your home.

4. Choose the right down payment for you

A down payment is the amount you pay toward the home yourself. You put a percentage of the home's value down and borrow the rest through your mortgage loan.

YOUR CHOICE Check one:

YOUR DOWN PAYMENT	WHAT THAT MEANS FOR YOU
<input type="checkbox"/> I will put down 20% or more.	A 20% or higher down payment likely provides the best rates and most options. However, think twice if the down payment drains all your savings.
<input type="checkbox"/> I will put down between 5% and 19%.	<p>You probably have to pay higher interest rates or fees. Lenders most likely require private mortgage insurance (PMI). PMI is an insurance policy that lets you make a lower down payment by insuring the lender against loss if you fail to pay your mortgage.</p> <p>Keep in mind when you hear about “no PMI” offers that doesn’t mean zero cost. No PMI offers often have higher interest rates and may also require you to take out a second mortgage. Be sure you understand the details.</p>
<input type="checkbox"/> I will make no down payment or a small one of less than 5%.	<p>Low down payment programs are typically more expensive because they may require mortgage insurance or a higher interest rate. Look closely at your total fees, interest rate, and monthly payment when comparing options.</p> <p>Ask about loan programs such as:</p> <ul style="list-style-type: none">▪ Conventional loans that may offer low down payment options.▪ FHA, which offers a 3.5% down payment program.▪ VA, which offers a zero down payment option for qualifying veterans.▪ USDA, which offers a similar zero down payment program for eligible borrowers in rural areas.

The advantages of prepayment

Prepayment is when you make additional mortgage payments so you pay down your mortgage early. This reduces your overall cost of borrowing, and you may be able to cancel your private mortgage insurance early and stop paying the premium. Especially if your down payment is less than 20%, it may make sense to make additional payments to pay down your loan earlier.

TIP

Prepayment is your choice. You don’t have to sign up for a program or pay a fee to set it up.

5. Understand the trade-off between points and interest rate

Points are a percentage of a loan amount. For example, when a loan officer talks about one point on a \$100,000 loan, the loan officer is talking about one percent of the loan, which equals \$1,000. Lenders offer different interest rates on loans with different points. There are three main choices you can make about points. You can decide you don't want to pay or receive points at all. This is called a **zero point loan**. You can pay points at closing to receive a lower interest rate. Or you can choose to have points paid to you (also called **lender credits**) and use them to cover some of your closing costs.

The example below shows the trade-off between points as part of your closing costs and interest rates. In the example, you borrow \$180,000 and qualify for a 30-year fixed-rate loan at an interest rate of 5.0% with zero points. Rates currently available may be different than what is shown in this example.

COMPARE THREE SCENARIOS OF HOW POINTS AFFECT INTEREST RATE

RATE	4.875%	5.0%	5.125%
POINTS	+0.375	0	-0.375
YOUR SITUATION	You plan to keep your mortgage for a long time. You can afford to pay more cash at closing.	You are satisfied with the market rate without points in either direction.	You don't want to pay a lot of cash upfront and you can afford a larger mortgage payment.
YOU MAY CHOOSE	Pay points now and get a lower interest rate. This will save you money over the long run.	Zero points.	Pay a higher interest rate and get a lender credit toward some or all of your closing costs.
WHAT THAT MEANS	<p>You might agree to pay \$675 more in closing costs, in exchange for a lower rate of 4.875%.</p> <p>Now: You pay \$675</p> <p>Over the life of the loan: Pay \$14 less each month</p>	<p>With no adjustments in either direction, it is easier to understand what you're paying and to compare prices.</p>	<p>You might agree to a higher rate of 5.125%, in exchange for \$675 toward your closing costs.</p> <p>Now: You get \$675</p> <p>Over the life of the loan: Pay \$14 more each month</p>

6. Shop with several lenders

You've figured out what affordable means for you. You've reviewed your credit and the kind of mortgage and down payment that best fits your situation. Now is the time to start shopping seriously for a loan. The work you do here could save you thousands of dollars over the life of your mortgage.

GATHER FACTS AND COMPARE COSTS

- ☐ **Make a list of several lenders you will start with**
Mortgages are typically offered by community banks, credit unions, mortgage brokers, online lenders, and large banks. These lenders have loan officers you can talk to about your situation.
- ☐ **Get the facts from the lenders on your list**
Find out from the lenders what loan options they recommend for you, and the costs and benefits for each. For example, you might find a discount is offered for borrowers who have completed a home buyer education program.
- ☐ **Get at least three offers—in writing—so that you can compare them**
Review the decisions you made on **pages 4 to 8** to determine the loan type, down payment, total monthly home payment and other features to shop for. Now ask at least three different lenders to give you a **Loan Estimate**, which is a standard form showing important facts about the loan. It should be sent to you within three days, and it shouldn't be expensive. Lenders can charge you only a small fee for getting your credit report—and some lenders provide the Loan Estimate without that fee.
- ☐ **Compare Total Loan Costs**
Review your Loan Estimates and compare Total Loan Costs, which you can see under *Section D* at the bottom left of the second page of the Loan Estimate. **Total Loan Costs** include what your lender charges to make the loan, as well as costs for services such as appraisal and title. The third page of the Loan Estimate shows the **Annual Percentage Rate** (APR), which is a measure of your costs over the loan term expressed as a rate. Also shown on the third page is the **Total Interest Percentage** (TIP), which is the total amount of interest that you pay over the loan term as a percentage of your loan amount. **You can use APR and TIP to compare loan offers.**

RESEARCH STARTER

Loan costs can vary widely from lender to lender, so this is one place where a little research may help you save a lot of money. Here's how:

- ☐ Ask real estate and title professionals about average costs in your area.
- ☐ Learn more about loan costs, and get help comparing options, at consumerfinance.gov/owning-a-home.

TIP

A loan officer is not necessarily shopping on your behalf or providing you with the best fit or lowest cost loan.

TIP

It is illegal for a lender to pay a loan officer more to steer you into a higher cost loan.



THE TALK

Talking to different lenders helps you to know what options are available and to feel more in control. Here is one way to start the conversation:

"This mortgage is a big decision and I want to get it right. Another lender is offering me a different loan that may cost less. Let's talk about what the differences are and whether you may be able to offer me the best deal."



TRACK YOUR LOAN OFFERS

Fill in the blanks for these important factors:

	LOAN OFFER 1	LOAN OFFER 2	LOAN OFFER 3
Lender name			
Loan amount	\$	\$	\$
Interest rate	%	%	%
	<input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable	<input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable	<input type="checkbox"/> Fixed <input type="checkbox"/> Adjustable
Monthly principal and interest	\$	\$	\$
Monthly mortgage insurance	\$	\$	\$
Total Loan Costs <i>(See section D on the second page of your Loan Estimate.)</i>	\$	\$	\$

My best loan offer is: _____

7. Choose your mortgage

You've done a lot of hard work to get this far! Now it is time to make your call.



CONFIRM YOUR DECISION

Check the box if you agree with the statement:

- ☐ I can repay this loan.
- ☐ I am comfortable with my monthly payment.
- ☐ I shopped enough to know this is a good deal for me.
- ☐ There are no risky features such as a balloon payment or prepayment penalty I can't handle down the road.
- ☐ I know whether my principal and interest payment will increase in the future.

Still need advice? The U.S. Department of Housing and Urban Development (HUD) sponsors housing counseling agencies throughout the country to provide free or low-cost advice. To find a HUD-approved housing counselor visit consumerfinance.gov/find-a-housing-counselor or call HUD's interactive voice system at (800) 569-4287.

Intent to proceed

When you receive a Loan Estimate, the lender has not yet approved or denied your loan. Up to this point, they are showing you what they expect to offer if you decide to move forward with your application. You have not committed to this lender. In fact, you are not committed to any lender before you have signed final closing documents.

Once you have found your best mortgage, the next step is to tell the loan officer you want to proceed with that mortgage application. This is called expressing your **intent to proceed**. Lenders have to wait until you express your intent to proceed before they require you to pay an application fee, appraisal fee, or most other fees.

Rate lock

Your Loan Estimate may show a rate that has been "locked" or a rate that is "floating," which means it can go up or down. Mortgage interest rates change daily, sometimes hourly. A **rate lock** sets your interest rate for a period of time. Rate locks are typically available for 30, 45, or 60 days, and sometimes longer.

The interest rate on your Loan Estimate is not a guarantee. If your rate is floating and it is later locked, your interest rate will be set at that later time. Also, if there are changes in your application—including your loan amount, credit score, or verified income—your rate and terms will probably change too. In those situations, the lender gives you a revised Loan Estimate.

There can be a downside to a rate lock. It may be expensive to extend if your transaction needs more time. And, a rate lock may lock you out of better market pricing if rates fall.

THE TALK

Rate lock policies vary by lender. Choosing to lock or float your rate can make an important difference in your monthly payment. To avoid surprises, ask:

“What does it mean if I lock my rate today?”

“What rate lock time frame does this Loan Estimate provide?”

“Is a shorter or longer rate lock available, and at what cost?”

“What if my closing is delayed and the rate lock expires?”

“If I lock my rate, are there any conditions under which my rate could still change?”

8. Avoid pitfalls

WHAT NOT TO DO	WHY?
Don't sign documents where important details are left blank or documents you don't understand.	You are agreeing to repay a substantial amount of money over an extended period of time. Make sure you know what you are getting into and protect yourself from fraud.
Don't assume you are on your own.	<p>HUD-approved housing counselors can help you navigate the process and find programs available to help first-time homebuyers.</p> <p>You can find a HUD-approved housing counselor in your area at consumerfinance.gov/find-a-housing-counselor or call HUD's interactive voice system at (800) 569-4287.</p>
Don't take on more mortgage than you want or can afford.	Make certain that you want the loan that you are requesting and that you are in a position to live up to your end of the bargain.
Don't count on refinancing, and don't take out a loan if you already know you will have to change it later.	If you are not comfortable with the loan offered to you, ask your lender if there is another option that works for you. Keep looking until you find the right loan for your situation.
Don't fudge numbers or documents.	You are responsible for an accurate and truthful application. Be upfront about your situation. Mortgage fraud is a serious offense.
Don't hide important financial information.	Hiding negative information may delay or derail your loan application.

Handle problems

WHAT HAPPENED	WHAT TO DO ABOUT IT
I have experienced a problem with my loan application or how my loan officer is treating me.	Ask to talk to a supervisor. It may be a good idea to talk to the loan officer first, and if you are not satisfied, ask to speak with a supervisor.
I think I was unlawfully discriminated against when I applied for a loan or when I tried to buy a home.	<p>The Fair Housing Act and Equal Credit Opportunity Act prohibit housing and credit discrimination. If you think you have been discriminated against during any part of the mortgage process, you can submit a complaint and describe what happened. To do so, you can call the Consumer Financial Protection Bureau at (855) 411-2372 or visit consumerfinance.gov/complaint. Submit a complaint to the U.S. Department of Housing and Urban Development (HUD) by calling (800) 669-9777, TTY (800) 927-9275. Or, file a complaint online at HUD.gov.</p> <p>You can find more information about your rights and how to submit a complaint with the CFPB at consumerfinance.gov/fair-lending.</p>
I have a complaint.	Submit a complaint to the Consumer Financial Protection Bureau if you have problems at any stage of the mortgage application or closing process, or later if you have problems making payments or become unable to pay. You can call (855) 411-2372 or visit consumerfinance.gov/complaint .
I think I may have been the victim of a predatory lender or a loan fraud.	<p>Don't believe anyone who tells you they are your "only chance to get a loan," or that you must "act fast." Learn the warning signs of predatory lending and protect yourself. Find more information at portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/hcc/OHC_PREDLEND/OHC_LOANFRAUD.</p> <p>You could learn more about your loan officer at nmlsconsumeraccess.org.</p>

Your closing



You've chosen a mortgage. Now it's time to select and work with your closing agent.

Once you've applied for a mortgage, you may feel like you're done. But mortgages are complicated and you still have choices to make.

IN THIS SECTION

1. Shop for mortgage closing services
2. Review your revised Loan Estimate
3. Understand and use your Closing Disclosure

1. Shop for mortgage closing services

Once you've decided to move forward with a lender based on the Loan Estimate, you are ready to shop for the **closing agent** who gathers all the legal documents, closes the loan, and handles the money involved in your purchase. After you apply for a loan, your lender gives you a list of companies that provide closing services. You may want to use one of the companies on the list. Or, you may be able to choose companies that are not on the list if your lender agrees to work with your choice. The seller cannot require you to buy a title insurance policy from a particular title company.

Closing agent

In most of the country, a settlement agent does your closing. In other states, particularly several states in the West, the person is known as an escrow agent. And in some states, particularly in the Northeast and South, an attorney may be required.



RESEARCH STARTER

When you compare closing agents, look at both cost and customer service.

- ☐ Ask your real estate professional and your friends. These people may know companies they would recommend. Be sure to ask how that company handled problems and if they have a good reputation.

TIP

Settlement services may feel like a drop in the bucket compared to the cost of the home. But in some states borrowers who shop around may save hundreds of dollars.

- Review the list of companies your lender gave you. Select a few companies on the list and ask for references from people who recently bought a home. Ask those people how the company handled problems that came up during the transaction.

Title insurance

When you purchase your home, you receive a document most often called a deed, which shows the seller transferred their legal ownership, or “title,” to the home to you. **Title insurance** can provide protection if someone later sues and says they have a claim against the home. Common claims come from a previous owner’s failure to pay taxes or from contractors who say they were not paid for work done on the home before you purchased it.

Most lenders require a **Lender’s Title Insurance** policy, which protects the amount they lent. You may want to buy an **Owner’s Title Insurance** policy, which protects your financial investment in the home. The Loan Estimate you receive lists the Owner’s Title Insurance policy as optional if your lender does not require the policy as a condition of the loan.

Depending on the state where you are buying your home, your title insurance company may give you an itemized list of fees at closing. This itemized list may be required under state law and may be different from what you see on your Loan Estimate or Closing Disclosure. That does not mean you are being charged more. If you add up all the title-related costs your title insurance company gives you, it should match the totals of all the title-related costs you see on your Loan Estimate or Closing Disclosure. When comparing costs for title insurance, make sure to compare the bottom line total.

Home inspector and home appraiser

When you are considering buying a home, it is smart to check it out carefully to see if it is in good condition. The person who does this for you is called a **home inspector**. The inspector works for you and should tell you whether the home you want to buy is in good condition and whether you are buying a “money pit” of expensive repairs. Get your inspection before you are finally committed to buy the home.

A home inspector is different from a **home appraiser**. The appraiser is an independent professional whose job is to give the lender an estimate of the home’s market value. You are entitled to a copy of the appraisal prior to your closing. This allows you to see how the price you agreed to pay compares to similar and recent property sales in your area.

2. Review your revised Loan Estimate

When important information changes, your lender is required to give you a new Loan Estimate that shows your new loan offer.

It is illegal for a lender to quote you low fees and costs for its services on your Loan Estimate and then surprise you with much higher costs in a revised Loan Estimate or Closing Disclosure. However, a lender may change the fees it quotes you for its services if the facts on your application were wrong or changed, you asked for a change, your lender found you did not qualify for the original loan offer, or your Loan Estimate expired.

Here are common reasons why your Loan Estimate might change:

- You decided to change loan programs or the amount of your down payment.
- The appraisal on the home you want to buy came in higher or lower than expected.
- You took out a new loan or missed a payment and that has changed your credit.
- Your lender could not document your overtime, bonus, or other income.

THE TALK

If your Loan Estimate is revised you should look it over to see what changed. Ask your lender:

“Can you explain why I received a new Loan Estimate?”

“How is my loan transaction different from what I was originally expecting?”

“How does this change my loan amount, interest rate, monthly payment, cash to close, and other loan features?”

3. Understand and use your Closing Disclosure

You've chosen a home you want to buy and your offer has been accepted. You've also applied for and been approved for a mortgage. Now you are ready to take legal possession of the home and promise to repay your loan.

At least three days before your closing, you should get your official **Closing Disclosure**, which is a five-page document that gives you more details about your loan, its key terms, and how much you are paying in fees and other costs to get your mortgage and buy your home.

Many of the costs you pay at closing are set by the decisions you made when you were shopping for a mortgage. Charges shown under "services you can shop for" may increase at closing, but generally by no more than 10% of the costs listed on your final Loan Estimate.

The Closing Disclosure breaks down your closing costs into two big categories:

YOUR LOAN COSTS

- The lender's **Origination Costs** to make or "originate" the loan, along with application fees and fees to underwrite your loan. **Underwriting** is the lender's term for making sure your credit and financial information is accurate and you meet the lender's requirements for a loan.
- Discount points—that is, additional money you pay up front to reduce your interest rate.
- Services you shopped for, such as your closing or settlement agent and related title costs.
- Services your lender requires for your loan. These include appraisals and credit reports.

OTHER COSTS

- Property taxes.
- Homeowner's insurance premiums. You can shop around for homeowner's insurance from your current insurance company, or many others, until you find the combination of premium, coverage, and customer service that fits your situation. Your lender will ask you for proof you have an insurance policy on your new home.
- Any portion of your total mortgage payment you must make before your first full payment is due.
- Flood insurance, if required.

RESEARCH STARTER

Get tips, a step-by-step checklist, and help with the rest of the documents you'll see at closing at consumerfinance.gov/owning-a-home.

Homeowner's insurance is often paid in advance for the first full year. Also, some taxes and other fees need to be paid in advance.

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$1,802.00				
01	0.25 % of Loan Amount (Points)	\$405.00				
02	Application Fee	\$300.00				
03	Underwriting Fee	\$1,097.00				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$236.55				
01	Appraisal Fee to John Smith Appraisers Inc.		\$29.80			\$405.00
02	Credit Report Fee to Information Inc.					
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						
E. Taxes and Other Government Fees		\$85.00				
01	Recording Fees Deed: \$40.00 Mortgage: \$45.00	\$85.00				
02	Transfer Tax to Any State			\$950.00		
F. Prepaids		\$2,120.80				
01	Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,209.96				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)	\$279.04				
04	Property Taxes (6 mo.) to Any County USA	\$631.80				
05						
G. Initial Escrow Payment at Closing		\$412.25				
01	Homeowner's Insurance \$100.83 per month for 2 mo.	\$201.66				
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$105.30 per month for 2 mo.	\$210.60				
04						
05						
06						
07						
08	Aggregate Adjustment	- 0.01				
H. Other		\$2,400.00				
01	HOA Capital Contribution to HOA Acre Inc.	\$500.00				
02	HOA Processing Fee to HOA Acre Inc.	\$150.00				
03	Home Inspection Fee to Engineers Inc.	\$750.00				
04	Home Warranty Fee to XYZ Warranty Inc.			\$450.00	\$750.00	
05	Real Estate Commission to Alpha Real Estate Broker			\$5,700.00		
06	Real Estate Commission to Omega Real Estate Broker			\$5,700.00		
07	Title – Owner's Title Insurance (optional) to Epsilon Title Co.	\$1,000.00				
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$5,018.05				
Other Costs Subtotals (E + F + G + H)		\$5,018.05				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$9,712.10				
Closing Costs Subtotals (D + I)		\$9,682.30	\$29.80	\$12,800.00	\$750.00	\$405.00
Lender Credits						

CLOSING DISCLOSURE

PAGE 2 OF 5 • LOAN ID # 123456789

Escrow

An escrow or impound account is a special account where monthly insurance and tax payments are held until they are paid out each year. You get a statement showing how much money your lender or mortgage servicer plans to require for your escrow or impound account.

You also get an annual analysis showing what happened to the money in your account. Your lender must follow federal rules to make sure they do not end up with a large surplus or shortage in your escrow or impound account.

Details of your closing costs appear on page 2 of the Closing Disclosure.



USE YOUR CLOSING DISCLOSURE TO CONFIRM THE DETAILS OF YOUR LOAN

Circle one. If you answer no, turn to the page indicated for more information:

The interest rate is what I was expecting based on my Loan Estimate. **YES / NO** (see page 10)

I know whether I have a prepayment penalty or balloon payment. **YES / NO** (see page 7)

I know whether or not my payment changes in future years. **YES / NO** (see page 7)

I see whether I am paying points or receiving points at closing. **YES / NO** (see page 9)

I know whether I have an escrow account. **YES / NO** (see above)

Calculating Cash to Close

Closing costs are only a part of the total cash you need to bring to closing.

Summaries of Transactions

The section at the bottom of the page sums up how the money flows among you, the lender, and the seller.

Loan Disclosures

Page 4 breaks down what is and is not included in your escrow or impound account. Make sure you understand what is paid from your escrow account and what you are responsible for paying yourself.

Top image: A summary of important financial information appears on page 3 of the Closing Disclosure.

Bottom image: More details of your loan appear on page 4 of your Closing Disclosure.

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

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.
☒ 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.
☒ 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.
☒ 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.
☐ 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.

Finance Charge

In addition to paying back the amount you are borrowing, you pay a lot of interest over the life of the loan. This is why it is worthwhile to shop carefully for the best loan for your situation.

Annual Percentage Rate (APR)

Your **APR** is your total cost of credit stated as a rate. Your APR is generally higher than your interest rate, because the APR takes into consideration all the costs of your loan, over the full term of the loan.

If anything on the Closing Disclosure is not clear to you, ask your lender or settlement agent, "What does this mean?"

Loan Calculations		Other Disclosures			
Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36	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.			
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27	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.			
Amount Financed. The loan amount available after paying your upfront finance charge.	\$162,000.00	Liability after Foreclosure If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <input checked="" type="checkbox"/> 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. <input type="checkbox"/> state law does not protect you from liability for the unpaid balance.			
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%	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.			
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%	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.			

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

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 _____

CLOSING DISCLOSURE

Co-Applicant Signature _____ Date _____

PAGE 5 OF 5 • LOAN ID # 123456789

Loan calculations, disclosures, and contact information for your files are on page 5 of the Closing Disclosure.

NOW

- Now you've spent time understanding what you need to do and what you need to pay, as a new homeowner.
- Now is the time to step back and feel sure you want to proceed with the loan.

IN THE FUTURE

- If you are not comfortable with your mortgage and your responsibility to make payments, you might not be able to keep your home.
- If you've made a careful decision about what you can afford and the mortgage you wanted, you will be able to balance owning your home and meeting your other financial goals.

Owning your home



Now you've closed on your mortgage and the home is yours.

Owning a home is exciting. And your home is also a large investment. Here's how to protect that investment.

1. Act fast if you get behind on your payments

If you fall behind on your mortgage, the company that accepts payments on your mortgage contacts you. This company is your **mortgage servicer**. Your servicer is required to let you know what options are available to avoid foreclosure. Talk to your mortgage servicer if you get into trouble, and call a housing counselor (see **page 12** for contact information). HUD-approved counselors are professionals who can help you, often at little or no charge to you.

Homeowners struggling to pay a mortgage should beware of scammers promising to lower mortgage payments. Only your mortgage servicer can evaluate you for a loan modification. If you suspect a scam you can call (855) 411-2372 or visit consumerfinance.gov/complaint.

2. Keep up with ongoing costs

Your mortgage payment is just one part of what it costs to live in your new home. Your escrow account holds your monthly taxes and homeowner's insurance payments—but if you have no escrow account, you need to keep up with these on your own. Your home needs maintenance and repairs, so budget and save for these too.

IN THIS SECTION

1. Act fast if you get behind on your payments
2. Keep up with ongoing costs
3. Determine if you need flood insurance
4. Understand Home Equity Lines of Credit (HELOCs) and refinancing

3. Determine if you need flood insurance

Flooding causes more than \$8 billion in damages in the United States in an average year. You can protect your home and its contents from flood damage. Depending on your property location, your home is considered either at high-risk or at moderate-to-low risk for a flood. Your insurance premium varies accordingly. You can find out more about flood insurance at [FloodSmart.gov](https://www.floodsmart.gov). Private flood insurance could also be available.

Although you may not be required to maintain flood insurance on all structures, you may still wish to do so, and your mortgage lender may still require you to do so to protect the collateral securing the mortgage. If you choose to not maintain flood insurance on a structure, and it floods, you are responsible for all flood losses relating to that structure.

4. Understand Home Equity Lines of Credit (HELOCs) and refinancing

Homeowners sometimes decide they want to borrow against the value of their home to help remodel or pay for other large expenses. One way to do this is with a **Home Equity Line of Credit** (HELOC). You can learn more about HELOCs at files.consumerfinance.gov/f/201401_cfpb_booklet_heloc.pdf.

Financial counselors caution homeowners against using a HELOC to wipe out credit card debt. If you use a HELOC as a quick fix to a serious spending problem, you could end up back in debt and lose your home.

If you decide to take out a HELOC or refinance your mortgage, the Truth in Lending Act (TILA) gives you the **right to rescind**, meaning you can change your mind and cancel the loan. But you can only rescind a refinance or HELOC within three days of receiving a proper notice of the right to rescind from your lender. You cannot rescind if you are using your HELOC to buy a home.

In the case of a refinance, consider how long it will take for the monthly savings to pay for the cost of the refinance. Review the closing costs you paid for your original loan to purchase the home. Refinancing costs can be about the same amount. A common rule of thumb is to proceed only if the new interest rate saves you that amount over about two years (in other words, if you break even in about two years).

★ Congratulations!

You have accomplished a lot. It is not easy—you should feel proud of the work you've done.



Online tools

CFPB website

consumerfinance.gov

Answers to common questions

consumerfinance.gov/askcfpb

Tools and resources for home buyers

consumerfinance.gov/owning-a-home

Talk to a housing counselor

consumerfinance.gov/find-a-housing-counselor



General inquiries

Consumer Financial Protection Bureau

1700 G Street NW

Washington DC 20552



Submit a complaint

Online

consumerfinance.gov/complaint

By phone

855-411-CFPB (2372);

TTY/TDD 855-729-CFPB (2372);

8 a.m. to 8 p.m. Eastern Time, Monday-Friday

By fax

855-237-2392

By mail

Consumer Financial Protection Bureau

P.O. Box 4503

Iowa City, Iowa 52244



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