

# Closing Disclosure

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

Closing Information		Transaction Information		Loan Information	
Date Issued	06/14/2017	Borrower	ANIL KUMAR ADONI 66 BARLEY HALL ST SPRING, TX 77382	Loan Term	30 years
Closing Date	06/19/2017	Seller	MATTHEW H WIGGINS SUSAN F WIGGINS 47 N BACOPA DR SPRING, TX 77389	Purpose	Purchase
Disbursement Date	06/19/2017	Lender	JPMorgan Chase Bank, N.A.	Product	Fixed Rate
Settlement Agent	First American			Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/>
File #	2237398-HO40			Loan ID #	1521519114-14508100
Property	47 N BACOPA DR SPRING, TX 77389			MIC #	
Sale Price	\$927,000.00				

Loan Terms		Can this amount increase after closing?		The undersigned does hereby certify That this instrument is a true and Correct copy of the original. First American Title Company	
Loan Amount	\$787,950	NO			
Interest Rate	4.25%	NO			
Monthly Principal & Interest	\$3,876.25	NO			
See Projected Payments below for your Estimated Total Monthly Payment					
				Does the loan have these features?	
Prepayment Penalty		NO			
Balloon Payment		NO			

Projected Payments		Years 1-30		
Payment Calculation				
Principal & Interest			\$3,876 .25	
Mortgage Insurance		+ 0		
Estimated Escrow Amount can increase over time		+ 662.87		
Estimated Total Monthly Payment			\$4,539.12	
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$662.87 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: See Escrow Account on page 4 for details. You must pay for other property costs separately.		In escrow? YES YES

Costs at Closing	
Closing Costs	\$9,583.44
	Includes \$6,316.30 in Loan Costs + \$7,206.89 in Other Costs - \$3,939.75 in Lender Credits. See page 2 for details.
Cash to Close	\$109,251.51
	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

## Closing Cost Details

Loan Costs		Borrower-Paid At Closing	Borrower-Paid Before Closing	Seller-Paid At Closing	Seller-Paid Before Closing	Paid by Others
<b>A. Origination Charges</b>		<b>\$832.00</b>				
01 % of Loan Amount (Points)						
02 Atty Doc Review - TX		\$125.00	\$25.00	\$0.00		
03 Process/Underwriting		\$595.00	\$0.00	\$0.00		
04 Tax Service Fee		\$87.00	\$0.00	\$0.00		
05						
06						
07						
08						
<b>B. Services Borrower Did Not Shop For</b>		<b>\$486.00</b>				
01 Appraisal Fee	to Solidifi U.S. Inc.	\$0.00	\$475.00	\$0.00		
02 Flood Certification	to CoreLogic Flood Services	\$11.00	\$0.00	\$0.00		
03						
04						
05						
06						
07						
08						
09						
10						
<b>C. Services Borrower Did Shop For</b>		<b>\$4,998.30</b>				
01 Title - GARC fee	to First American Title Insurance Company	\$3.00	\$0.00	\$0.00		
02 Title - Lender's Title Ins	to First American Title	\$4,686.00	\$0.00	\$0.00		
03 Title - T - 19 Endorsements	to First American Title Insurance Company	\$234.30	\$0.00	\$0.00		
04 Title - T17 PUD	to First American Title Insurance Company	\$25.00	\$0.00	\$0.00		
05 Title - T36 EPL/T-30/R24 End	to First American Title Insurance Company	\$50.00	\$0.00	\$0.00		
06						
07						
08						
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>		<b>\$6,316.30</b>				
Loan Costs Subtotals (A + B + C)		\$5,816.30	\$500.00			
Other Costs						
<b>E. Taxes and Other Government Fees</b>		<b>\$0.00</b>				
01 Recording Fees	Deed:	Mortgage:				\$116.00
02						
<b>F. Prepaids</b>		<b>\$3,214.00</b>				
01 Homeowner's Insurance Premium (12 mo.) to LIBERTY MUTUAL INS		\$2,113.00				
02 Mortgage Insurance Premium ( mo.)						
03 Prepaid Interest (\$91.75 per day from 06/19/17 to 07/01/17)		\$1,101.00	\$0.00	\$0.00		
04 Property Taxes ( mo.)						
05						
<b>G. Initial Escrow Payment at Closing</b>		<b>\$3,852.89</b>				
01 Homeowner's Insurance	\$176.08 per month	for 3 mo.	\$528.24			
02 Mortgage Insurance	per month	for mo.				
03 Property Taxes	\$486.79 per month	for 9 mo.	\$4,381.11			
04						
05						
06						
07						
08 Aggregate Adjustment		-\$1,056.46				
<b>H. Other</b>		<b>\$140.00</b>				
01 DeedPrep	to BeardandLanePC			\$95.00		
02 Home Warranty Fee	to FirstAmericanHome			\$850.00		
03 Homeowners Warranty	to FirstAmericanHomeBuyers	\$40.00	\$0.00	\$0.00		
04 Owners Title	to First AmericanTitle			\$871.00		
05 Real Estate Commission	to First Millennium Re			\$27,810.00		
06 SurveyEndorsment	to First American			\$272.85		
07 Transfer Fee	to The Woodlands Township	\$100.00	\$0.00	\$0.00		
08 TXGuarantyFee	to FirstAmericanTitle			\$3.00		
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>		<b>\$7,206.89</b>				
Other Costs Subtotals (E + F + G + H)		\$7,206.89				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>		<b>\$9,583.44</b>				
Closing Costs Subtotals (D + I)		\$13,023.19	\$500.00	\$29,901.85		\$116.00
Lender Credits		-\$3,939.75				

**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)	\$17,345	\$9,583.44	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$500.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$139,050	\$139,050.00	NO
Deposit	\$0	-\$9,270.00	YES • You increased this payment. See Deposit in Section L
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$5,250	\$0	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$29,611.93	YES • See details in Sections K and L
<b>Cash to Close</b>	<b>\$151,145</b>	<b>\$109,251.51</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION	
K. Due from Borrower at Closing	\$936,083.44
01 Sale Price of Property	\$927,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$9,083.44
04	
<b>Adjustments</b>	
05	
06	
07	
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$826,831.93</b>
01 Deposit	\$9,270.00
02 Loan Amount	\$787,950.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
<b>Other Credits</b>	
06 Realtor Credit for Closing Costs	\$13,905.00
07	
<b>Adjustments</b>	
08 Option Fee	\$100.00
09 Title Premium Adjustment	\$4,586.00
10	
11	
<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes to	
13 County Taxes to	
14 Assessments to	
15 Est Property Taxes 01/01/17 to 06/16/17	\$11,020.93
16	
17	
<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$936,083.44
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$826,831.93
<b>Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$109,251.51</b>

**SELLER'S TRANSACTION**

M. Due to Seller at Closing

01 Sale Price of Property

02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

**Adjustments for Items Paid by Seller in Advance**

09 City/Town Taxes

10 County Taxes

11 Assessments

12

13

14

15

16

**N. Due from Seller at Closing**

01 Excess Deposit

02 Closing Costs Paid at Closing (J)

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan

05 Payoff of Second Mortgage Loan

06

07

08 Seller Credit

09

10

11

12

13

**Adjustments for Items Unpaid by Seller**

14 City/Town Taxes

15 County Taxes

16 Assessments

17

18

19

**CALCULATION**

Total Due to Seller at Closing (M)

Total Due from Seller at Closing (N)

 Cash  From  To Seller

## 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 *overdue payment of principal and interest*.

#### 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  
47 N BACOPA DR, SPRING, TX 77389

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	\$7,291.57	Estimated total amount over year 1 for your escrowed property costs: <i>County Property Taxes, Hazard Insurance Reserves</i>
Non-Escrowed Property Costs over Year 1	\$0.00	Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	\$3,852.89	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$662.87	The amount included in your total monthly payment.

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

#### No Escrow

Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

#### *In the future,*

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

## Loan Calculations

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,402,860.20
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$609,436.90
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$786,006.00
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	4.258%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	77.238%

## Other Disclosures

### Appraisal

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

### Contract Details

See your note and security instrument for information about

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

### Liability after Foreclosure

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

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

### Refinance

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

### Tax Deductions

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



**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](http://www.consumerfinance.gov/mortgage-closing)

## Contact Information

Name	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	JPMorgan Chase Bank, N.A.		FIRST MILLENNIUM RELATY		First American
Address	1111 Polaris Parkway Columbus, OH 43240		25010 OAKHURST DR #250 SPRING, TX 77386		2520 Research Forest Dr, Suite 110 The Woodlands, TX 77381
NMLS ID	399798				
TX License ID			0545166		2168923
Contact	Laura R. Sullivan		RASHMI GUPTA		Kymber Hicks
Contact NMLS ID	496169				
Contact TX License ID			0502841		1306953
Email	lrandina.sullivan@chase.com		rashmi@rashmirealtor.com		klhicks@firstam.com
Phone	(713)552-0690		(281)507-5939		(281)296-7193

## 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.

ANIL KUMAR ADONI

Date

6/19/17

CLOSING DISCLOSURE  
Wolters Kluwer Financial Services

2017061416.1.4.4217-J20161014Y

Ver-4

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• LOAN ID # 1521519114-14508100  
Borrower Only - 09/16

## Closing Disclosure Addendum

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Date Issued 06/14/2017

### Owner's Acknowledgment

I certify that I have received a copy of the Closing Disclosure.



Radhika Adoni , Non-Applicant Title Holder

Date

