

Closing Disclosure

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

Closing Information

Date Issued 07/17/2023
Closing Date 07/24/2023
Disbursement Date 07/24/2023
Settlement Agent TITAN NATIONAL TITLE AGENCY LLC DBA AMERICAN HOMELAND TITLE AGEN

File #
Property 1713 HILLTREE DR CINCINNATI, OH 45255
Sale Price \$314,000

Transaction Information

Borrower NICHOLAS J WAGNER
3640 PAXTON AVENUE 4
CINCINNATI, OH 45208
Seller SARA NOUSIAINEN and GEORGE NOUSIAINEN
Lender RUOFF MORTGAGE COMPANY, INC.

Loan Information

Loan Term 30 years
Purpose Purchase
Product FIXED RATE
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐ _____
Loan ID # 4000067841
MIC #

Loan Terms		Can this amount increase after closing?
Loan Amount	\$298,300	NO
Interest Rate	6.75%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,934.77	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-12	Years 13-30
Principal & Interest	\$1,934.77	\$1,934.77
Mortgage Insurance	+ 67.12	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 437.74	+ 437.74
Estimated Total Monthly Payment	\$2,439.63	\$2,372.51
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$437.74 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i> In escrow? YES YES

Costs at Closing		
Closing Costs	\$3,605.75	Includes \$275.00 in Loan Costs + \$3,330.75 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$13,923.83	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

Closing Cost Details

Loan Costs			Borrower-Paid		Seller-Paid		Paid By
			At Closing	Before Closing	At Closing	Before Closing	Others
A. Origination Charges			\$25.00				
01	% of Loan Amount (Points)	to RUOFF MORTGAGE COMPANY, INC.					
02	FRAUD CHECK FEE	to DATA VERIFY			\$10.00		
03	PROCESSING FEE	to RUOFF MORTGAGE COMPANY, INC.			\$415.00		
04	TAX TRANSCRIPT	to DATA VERIFY	\$25.00				
05	UNDERWRITING FEE	to RUOFF MORTGAGE COMPANY, INC.			\$980.00		
06							
07							
08							
B. Services Borrower Did Not Shop For							
01	APPRAISAL FEE	to ACCUCOMP			\$580.00		
02							
03							
04							
05							
06							
07							
08							
09							
10							
C. Services Borrower Did Shop For			\$250.00				
01	TITLE – CLOSING FEE	to TITAN NATIONAL TITLE AGENCY LLC DB	\$250.00				
02	TITLE – CPL (CLOSING PROTECTION LET	to FIRST AMERICAN TITLE INSURANCE CO			\$40.00		
03	TITLE – E–RECORD FEE	to SIMPLIFILE			\$9.50		
04	TITLE – LENDERS TITLE INSURANCE	to FIRST AMERICAN TITLE INSURANCE CO			\$1,047.50		
05	TITLE – SEARCH FEE	to TITAN NATIONAL TITLE AGENCY LLC DB			\$485.00		
06	TITLE – TITLE ENDORSEMENT FEE	to FIRST AMERICAN TITLE INSURANCE CO			\$225.00		
07							
08							
D. TOTAL LOAN COSTS (Borrower-Paid)			\$275.00				
Loan Costs Subtotals (A + B + C)			\$275.00				
Other Costs							
E. Taxes and Other Government Fees			\$220.50				
01	Recording Fees	Deed: \$42.00 Mortgage: \$178.00	\$220.00				
02	CITY/COUNTY/STAMPS	to DEED \$0.00;MORTGAGE \$0.50	\$0.50				
F. Prepays			\$1,622.03				
01	Homeowner's Insurance Premium (12 mo.)	to MITCHELL INS AGENCY	\$783.08		\$208.00		
02	Mortgage Insurance Premium (mo.)						
03	Prepaid Interest (\$55.93 per day from 7/17/23 to 8/1/23)		\$838.95				
04	Property Taxes (mo.)						
05							
G. Initial Escrow Payment at Closing			\$1,313.22				
01	Homeowner's Insurance	\$82.59 per month for 3 mo.	\$247.77				
02	Mortgage Insurance	per month for mo.					
03	Property Taxes	\$355.15 per month for 4 mo.	\$1,420.60				
04							
05							
06							
07							
08	Aggregate Adjustment		\$-355.15				
H. Other			\$175.00				
01	SURVEY FEE	to TBD	\$175.00				
02							
03							
04							
05							
06							
07							
08							
I. TOTAL OTHER COSTS (Borrower-Paid)			\$3,330.75				
Other Costs Subtotals (E + F + G + H)			\$3,330.75				
J. TOTAL CLOSING COSTS (Borrower-Paid)			\$3,605.75				
Closing Costs Subtotals (D + I)			\$3,605.75		\$4,000.00		
Lender Credits							

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)	\$8,243.00	\$3,605.75	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$15,700.00	\$15,700.00	NO
Deposit	\$0	-\$3,000.00	YES • You increased this payment. See Deposit in Section L .
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$3,575.00	\$0	YES • See Seller-Paid column on Page 2
Adjustments and Other Credits	-\$500.00	-\$2,381.92	YES • See details in Section L
Cash to Close	\$19,868.00	\$13,923.83	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$317,605.75
01 Sale Price of Property	\$314,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$3,605.75

04

Adjustments

05 PRINCIPAL REDUCTION

06

07

Adjustments for Items Paid by Seller in Advance

08 City/Town Taxes	to
09 County Taxes	to
10 Assessments	to

11 PROPERTY TAX

12 HOA DUES

13

14

15

L. Paid Already by or on Behalf of Borrower at Closing **\$303,681.92**

01 Deposit \$3,000.00

02 Loan Amount \$298,300.00

03 Existing Loan(s) Assumed or Taken Subject to

04

05 Seller Credit

Other Credits

06

07

Adjustments

08

09

10

11

Adjustments for Items Unpaid by Seller

12 City/Town Taxes to

13 County Taxes 01/01/23 to 07/24/23 \$2,381.92

14 Assessments to

15

16 CREDIT TO CURE ORIGATION

17

CALCULATION

Total Due from Borrower at Closing (K) \$317,605.75

Total Paid Already by or on Behalf of Borrower at Closing (L) -\$303,681.92

Cash to Close ☒ From ☐ To Borrower **\$13,923.83**

SELLER'S TRANSACTION

M. Due to Seller at Closing **\$314,000.00**

01 Sale Price of Property \$314,000.00

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 to

10 County Taxes to

11 Assessments to

12

13

14

15

16

N. Due from Seller at Closing **\$6,381.92**

01 Excess Deposit

02 Closing Costs Paid at Closing (J) \$4,000.00

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan

05 Payoff of Second Mortgage Loan

06 SELLER PAID CLOSING COSTS

07

08 Seller Credit

09

10

11

12

13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to

15 County Taxes 01/01/23 to 07/24/23 \$2,381.92

16 Assessments to

17 REPAIR ESCROW

18

19

CALCULATION

Total Due to Seller at Closing (M) \$314,000.00

Total Due from Seller at Closing (N) -\$6,381.92

Cash ☐ From ☒ To Seller **\$307,618.08**

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 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
1713 HILLTREE DR, CINCINNATI, OH 45255

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	\$5,553.46	Estimated total amount over year 1 for your escrowed property costs: Hazard Insurance Mortgage Insurance County Property Tax
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$1,313.22	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$504.86	The amount included in your total monthly payment.

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

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

In the future,

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

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$706,627.89
Finance Charge. The dollar amount the loan will cost you.	\$408,327.89
Amount Financed. The loan amount available after paying your upfront finance charge.	\$297,186.05
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.995%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	133.776%



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

Other Disclosures

Appraisal

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

Contract Details

See your note and security instrument for information about

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

Liability after Foreclosure

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

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

Refinance

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

Tax Deductions


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

Contact Information

	Lender	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	RUOFF MORTGAGE COMPANY, INC.	COLDWELL BANKER REALTY	ERA REAL SOLUTIONS REALTY	TITAN NATIONAL TITLE AGENCY LLC DBA AMERICAN HOMELAND TITLE AGEN
Address	1670 MAGNAVOX WAY FORT WAYNE, IN 46804	2721 ERIE AVENUE CINCINNATI, OH 45208	6724 FARMBROOK DRIVE CINCINNATI, OH 45230	9656 CINCINNATI COLUMBUS RD SUITE 160 CINCINNATI, OH 45241
NMLS ID	141868			
OH License ID	MBMB.850220.0	2008002470		OH 31540
Contact	CODY COOMER	JACOB LIND	BRUCE SENTERS	UN KNOWN
Contact NMLS ID	1019463			
Contact OH License ID	MLO.042319.001			
Email	CODY.COOMER@RUOFF.COM	JACOB.LIND@CBREALTY.COM	REALTORBRUCESENTERS@GMAIL.COM	DOCS@AMERICANHOMELANDTITLE.COM
Phone	(800) 627-8633	(513) 515-4434	(859) 912-1716	(513) 863-9100

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.

 7/17/2023 08:19:56 AM MDT

NICHOLAS J WAGNER

Date