

Loan Estimate

DATE ISSUED

APPLICANTS

PROPERTY

EST. PROP. VALUE \$

LOAN TERM

PURPOSE

PRODUCT

LOAN TYPE ☐ Conventional ☐ FHA ☐ VA ☐ _____

LOAN ID#

RATE LOCK ☐ NO ☐ YES, until

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

Loan Terms

Can this amount increase after closing?

Loan Amount

\$

NO

Interest Rate

NO

Monthly Principal & Interest

\$

NO

See Projected Payments below for your Estimated Total Monthly Payment

Prepayment Penalty

Does the loan have these features?

NO

Balloon Payment

NO

Projected Payments

Payment Calculation

Principal & Interest

Mortgage Insurance

+

Estimated Escrow

+

Amount can increase over time

**Estimated Total
Monthly Payment****Estimated Taxes, Insurance
& Assessments**

Amount can increase over time

\$

a month

This estimate includes

- ☐ Property Taxes
☐ Homeowner's Insurance
☐ Other:

See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.

In escrow?

Costs at Closing

Estimated Closing Costs

\$

Includes \$ _____ in Loan Costs + \$ _____ in Other Costs
- \$ _____ in Lender Credits. See page 2 for details.

Estimated Cash to Close

\$

Includes Closing Costs. See Calculating Cash to Close on page 2 for details. ☐ From ☐ To Borrower

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

Closing Cost Details

Loan Costs

A. Origination Charges
% of Loan Amount (Points)

B. Services You Cannot Shop For

C. Services You Can Shop For

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

Other Costs

E. Taxes and Other Government Fees
Recording Fees and Other Taxes
Transfer Taxes

F. Prepaids
Homeowner's Insurance Premium (months)
Mortgage Insurance Premium (months)
Prepaid Interest (\$ per day for days @ %)
Property Taxes (months)

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

H. Other

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

J. TOTAL CLOSING COSTS
D + I
Lender Credits

Calculating Cash to Close

Loan Amount
Total Closing Costs (J)
Estimated Total Payoffs and Payments
Estimated Cash to Close ☐ From ☐ To Borrower

Estimated Closing Costs Financed
(Paid from your Loan Amount)

Additional Information About This Loan

LENDER
NMLS/ ____ LICENSE ID
LOAN OFFICER
NMLS/ ____ LICENSE ID
EMAIL
PHONE

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

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

Other Considerations

Assumption	If you sell or transfer this property to another person, we <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 _____ days late, we will charge a late fee of _____	
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.	
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.	
Servicing	We intend <input checked="" type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> to transfer servicing of your loan.	