

AmeriSave Mortgage Corporation

3525 Piedmont Rd NE, 8 Piedmont Center, Suite 600, Atlanta, GA 30305

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 3/15/2023
APPLICANTS Anoop Ganesh Musale
591 Harley Dr #1
Columbus, OH 43202

PROPERTY 201 W 2nd Ave
Columbus, OH 43201
SALE PRICE \$285,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☒ Conventional ☐ FHA ☐ VA ☐ _____
LOAN ID # 20369025
RATE LOCK ☐ NO ☒ YES, until 6/7/2023 at 12:00 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 at

Loan Terms		Can this amount increase after closing?
Loan Amount	\$276,450	NO
Interest Rate	7.25%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,885.88	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1 - 13	Years 14 - 30
Principal & Interest	\$1,885.88	\$1,885.88
Mortgage Insurance	+ 173	+ _____
Estimated Escrow <i>Amount can increase over time</i>	+ 369	+ 369
Estimated Total Monthly Payment	\$2,428	\$2,255
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$619 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA Dues <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i> In escrow? YES YES NO

Costs at Closing	
Estimated Closing Costs	\$18,350 Includes \$14,229 in Loan Costs + \$4,121 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$22,940 Includes Closing Costs See Calculating Cash to Close on page 2 for details.

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

Closing Cost Details

Loan Costs

A. Origination Charges	\$10,639
3.273% of Loan Amount (Points)	\$9,049
Lock and Shop Fee	\$500
Processing Fee	\$795
Underwriting Fee	\$295

B. Services You Cannot Shop For \$1,190

Appraisal Fee	\$540
Condo/Pud Questionnaire Fee	\$495
Credit Monitoring Fee	\$8
Credit Report	\$18
Document Preparation Fee	\$29
Flood Certification Fee	\$11
MERS Registration Fee	\$25
Tax Service Fee	\$64

C. Services You Can Shop For \$2,400

Title - ALTA 8.1 - Environmental Protection Lien	\$50
Title - ALTA 9 - Restrictions, Encroachments, Minerals	\$150
Title - Closing Protection Letter (Borrower)	\$20
Title - Closing Protection Letter (Lender)	\$40
Title - Document Preparation Fees	\$100
Title - Lender's Title Insurance	\$991
Title - Municipal Lien Search	\$299
Title - Settlement Services	\$750

D. TOTAL LOAN COSTS (A + B + C) \$14,229

Other Costs

E. Taxes and Other Government Fees	\$324
Recording Fees and Other Taxes	\$324
Transfer Taxes	

F. Prepaids \$2,145

Homeowner's Insurance Premium (12 months)	\$772
Mortgage Insurance Premium (months)	
Prepaid Interest (\$54.91 per day for 25 days @ 7.25%)	\$1,373
Property Taxes (months)	

G. Initial Escrow Payment at Closing \$1,108

Homeowner's Insurance	\$64.33 per month for 3 mo.	\$193
Mortgage Insurance	per month for mo.	
Property Taxes	\$305.00 per month for 3 mo.	\$915

H. Other \$544

Owners Title Insurance	\$544
------------------------	-------

I. TOTAL OTHER COSTS (E + F + G + H) \$4,121

J. TOTAL CLOSING COSTS \$18,350

D + I	\$18,350
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	\$18,350
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$8,550
Deposit	-\$1,000
Funds for Borrower	\$0
Seller Credits	-\$2,500
Adjustments and Other Credits	-\$460
Estimated Cash to Close	\$22,940

Additional Information About This Loan

LENDER
NMLS/OH LICENSE ID 1168/MB.803619.000
LOAN OFFICER Candace Irene Linkenback
NMLS/OH LICENSE ID 1903084/MLO-OH.1903084
EMAIL clinkenback@amerisave.com
PHONE (866) 970-7283

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

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$139,121	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$15,540	Principal you will have paid off.
Annual Percentage Rate (APR)	8.432%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	146.079%	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 checked="" 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.

Anoop Ganesh Musale

03/15/23 10:00:27 AM PDT

Anoop Ganesh Musale

Date

Additional Details for Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service Provider List		You can select these providers or shop for your own providers.	
Service	Estimate	Provider We Identified	Contact Information

APPLICANTS: Anoop Ganesh Musale

DATE ISSUED: 03/15/2023

LOAN ID #: 20369025

LOAN TERMS AGREEMENT

Date: March 15, 2023

File No.: 20369025

Lender: AMERISAVE MORTGAGE CORPORATION

Loan Originator: Candace Irene Linkenback

Address: 3525 PIEDMONT RD NE, 8 PIEDMONT CENTER, SUITE 600
ATLANTA, GEORGIA 30305

Phone: (866) 970-7283

Email: clinkenback@amerisave.com

Lender NMLS ID #: 1168

Loan Originator NMLS ID #: 1903084

Applicant(s): Anoop Ganesh Musale

Property Address: 201 W 2nd Ave, Columbus,
Ohio 43201

This Loan Terms Agreement ("Agreement") documents your selection of certain pricing options and establishes other terms and conditions related to the mortgage ("loan") for which you are applying with AmeriSave Mortgage Corporation ("AmeriSave"). In this Agreement, the terms "Applicant" and "you" refer to the loan applicant, and the terms "we" and "us" refer to AmeriSave. If there is more than one loan application, the terms "Applicant" and "you" refer to all loan applicants.

I. LOAN DESCRIPTION

Property Being Financed:	201 W 2nd Ave Columbus, Ohio 43201	
Loan Amount:	\$ 276,450.00	
Interest Rate (Initial Rate for ARM Products):	7.25	%
Points:	\$ 9,049.40	
Lender Credits:	\$ 0.00	
Other Origination Charges:	\$ 1,590.00	
Loan Product Description:	Fixed Rate	
Loan Term (in months):	360	Months
Loan-to-Value:	97.000	%
Lock-In Expiration Date (if locked):	06/07/2023	Days in Lock Period: 90

II. LOAN PRICING

This agreement documents the pricing terms of your mortgage loan. By accepting the terms of this Agreement, you have either locked-in the interest rate and other pricing terms for this loan or elected to float the interest rate on your loan.

- ☒ Locked Interest Rate
Please refer to Section IV.B. for more information regarding the Lock-In Expiration Date.
- ☐ Float Rate
Please refer to Section IV.C. for more information concerning your interest rate.

III. ADJUSTABLE RATE/BUY DOWN MORTGAGE SPECIFICS (IF APPLICABLE)

Initial Rate:	N/A %	Adjustment Cap - First Period:	N/A %
Margin:	N/A %	Adjustment Cap - Subsequent Periods:	N/A %
		Lifetime Adjustment Cap:	N/A %

Index used: **please see the "ARM Program Disclosure" for details on the index used for your loan program.**

Conversion Option: No ☒ Yes ☐

IV. TERMS AND CONDITIONS

This section contains important terms and conditions. The section headings are for convenience only and shall not be used in interpreting this Agreement.

A. Costs and Fees. In addition to the lender fees charged by AmeriSave you acknowledge that you may be required to pay third-party and other costs or fees in connection with your loan including, but not limited to, appraisal, credit report, title insurance, closing/attorney fees, recording fees, prepaid interest, intangible mortgage, property and transfer taxes, subordination fees, fees to change the title vesting, private mortgage insurance premiums (if applicable), homeowners/hazard insurance or monies required to fund any escrow or impound account. Please refer to the Loan Estimate for further information on the lender fees and an estimate of any additional costs you may incur in connection with this loan. Upon application, AmeriSave may collect a credit report fee which is non-refundable, except as required by law, if the fee has been incurred by AmeriSave. Once you have provided your intent to proceed with the loan application, AmeriSave will require an additional fee to cover the cost of the appraisal. The cost of the appraisal is non-refundable, except as required by law, and if the appraiser has performed his/her review of the subject property. AmeriSave will provide a copy of the appraisal to you upon receipt, but no later than 3 business days prior to closing.

B. Lock-In Expiration. To obtain the locked-in terms, the loan must close and fund, be delivered, or be purchased on or before the Lock-In Expiration Date set forth in this Agreement. If, for any reason, the loan is not funded, delivered, or purchased, as may be applicable, on or before the Lock-In Expiration Date, or this Agreement is rendered void by AmeriSave in accordance with this Agreement, then, subject to applicable law, you will be required to pay the higher of the interest rate and/or other pricing terms:

- a. previously established for your loan plus an extension fee, or
- b. prevailing at the time you communicate to AmeriSave your agreement to proceed with the new pricing terms.

C. Floating Rate Lock. Until your interest rate is locked, your interest rate is considered a floating rate. This means that as the market improves or worsens your interest rate will too. Once your loan application receives full approval and all conditions have been met, your Mortgage Loan Originator will contact you to identify a closing date, set your interest rate and final terms. Your interest rate and pricing terms will be established based on those available the date AmeriSave locks your rate. Once locked, you will receive updated disclosures based on the locked terms. For the interest rate to be honored, the loan must close and fund by the lock expiration.

If your lock expires or you change the terms of your lock, you will receive the higher of the interest rate and other pricing terms:

- a. Previously established for your loan, or
- b. Prevailing at the time you communicate to AmeriSave your agreement to proceed with the new pricing terms.

You realize the risk of the interest rate and other pricing terms increasing or decreasing on economic and market conditions that affect interest rates and points of which AmeriSave has no control. AmeriSave does not have control of program availability or changes to program guidelines or qualification terms, or a program being discontinued, as these are controlled by investors and/or Fannie Mae, Freddie Mac, FHA/HUD, the VA.

By floating your interest rate, you realize the risk of the interest rate and other pricing terms increasing or decreasing depending on economic and market conditions that affect interest rates and points of which AmeriSave has no control. You also agree that it is your responsibility to contact AmeriSave to obtain quotes on interest rates and other pricing terms if you have elected to float your interest rate.

D. Accuracy of Information. In accepting your loan application, we rely upon the accuracy and completeness of information provided by you or on your behalf. You represent that all information that has or will be given by you or on your behalf is accurate and complete and you will notify us immediately if any information is no longer accurate. If any information we receive is materially inaccurate or misleading, we will not be bound by this Agreement.

E. Processing. We must receive all requested information in a timely manner. You agree to cooperate with us and promptly supply the information and documents required to process your application. You further agree to cooperate with and assist us in obtaining a fully executed and acceptable subordination agreement from any junior-lien lender (if applicable). We will use good faith efforts to assure that your loan application is processed in a timely manner. However, you should be aware that the closing of the loan can be delayed by factors outside of our control. We rely on third parties for items such as flood zone determinations, title reports, title commitments and, where necessary, for obtaining subordination agreements from junior-lien lenders, and delays by these parties may cause a delay in our processing time. We, therefore, cannot guarantee that the loan will close and disburse on or before the Lock-In Expiration Date and do not assume liability for delays caused by any third party.

F. Other Delays. AmeriSave is not and will not be liable if your loan does not close and disburse on or before the Lock-In Expiration Date if AmeriSave is delayed, hindered, or prevented from performing any act required under this Agreement due (i) to the absence of clear and merchantable title to the property securing your loan; and (ii) delays caused by third parties including, without limitations, governmental entities, builders, contractors, appraisers, notaries, attorneys, closing agents, seller or repair persons, reason of pandemic (e.g., COVID-19), war, governmental restrictions, civil commotion, shortage of labor or materials, strikes, fire, Acts of God, or any other reason beyond the control of AmeriSave.

G. Loan Approval. This Agreement does not constitute a loan approval. Approval of your loan application will be subject to the various credit and/or pre-closing conditions that are specific to the particular type of transaction and loan product for which you have applied. If you should have questions concerning the requirements or status of conditions, please contact your loan advisor or processor.

H. Entire Agreement; Assignments and Modifications. This Loan Terms Agreement supersedes any and all other prior proposals, quotes, statements or understandings regarding the pricing and other terms addressed herein. This Agreement is not assignable by you to another borrower. This Agreement also cannot be changed, modified or cancelled except by a written modification signed by one of AmeriSave's Authorized Representatives. This Agreement is not transferrable.

Anoop Ganesh Musale

03/15/23 10:00:30 AM PDT

Applicant Anoop Ganesh Musale

Date

Candace Irene Linkenback 03/15/2023


Loan Originator

Date

Candace Irene Linkenback

eSign Id:	96273862	Reference Id:	1748107	From:	AMERISAVE SYSTEM	Status:	Signed
Documents Type:	INITIAL DISCLOSURE	Loan Id:	20369025	Documents:	3	Signatures:	Y

List of Signers

Name/Email	Signature	Created Date	Started Date	Consented Date	Viewed Date	Completed Date
ANOOP GANESH MUSALE anoopmusale27@gmail.com		03/15/23 09:40:21 AM	03/15/23 10:00:08 AM	03/07/23 07:15:29 AM	03/15/23 10:00:08 AM	03/15/23 10:00:31 AM

Audit Log

Date/Time	Person	IP Address	Action
2023-03-15 09:40:20	System User		eSign event created
2023-03-15 09:40:20	Anoop Ganesh Musale	10.1.106.26	Inactive template: invitation was not sent to anoopmusale27@gmail.com
2023-03-15 10:00:09	Anoop Ganesh Musale	104.11.131.73	eSign event started
2023-03-15 10:00:09	Anoop Ganesh Musale	104.11.131.73	Consent previously obtained on March 7, 2023 at 07:15 AM
2023-03-15 10:00:09	Anoop Ganesh Musale	104.11.131.73	Receipt of early disclosures within 3 business days met
2023-03-15 10:00:09	Anoop Ganesh Musale	104.11.131.73	Initial Disclosure version 10 prepared on March 15, 2023, 9:40 AM PDT displayed
2023-03-15 10:00:24	Anoop Ganesh Musale	104.11.131.73	Approved electronic representation of signature
2023-03-15 10:00:25	Anoop Ganesh Musale	104.11.131.73	Approved electronic representation of signature
2023-03-15 10:00:28	Anoop Ganesh Musale	104.11.131.73	Loan Estimate signed by Anoop Ganesh Musale
2023-03-15 10:00:31	Anoop Ganesh Musale	104.11.131.73	eSign event signing complete
2023-03-15 10:00:31	Anoop Ganesh Musale	104.11.131.73	Loan Terms Agreement signed by Anoop Ganesh Musale
2023-03-15 10:00:31	System User		eSign event completed
2023-03-15 10:00:31	System User		eSign Documents delivered
2023-03-15 10:00:32	System User		All clicks signs completed
2023-03-15 10:00:32	System User		Borrowers completed clicks sign

List of Documents

Document Name	Page(s)	Mark(s)	Signer(s)
LOAN ESTIMATE	3	1	1
ADDITIONAL DETAILS FOR SERVICES YOU CAN SHOP FOR	1	0	0
LOAN TERMS AGREEMENT	3	1	1

Print Copy Transaction Log

Version	Requested	DSI Printed	DSI Mailed	Requester	Transaction ID
---------	-----------	-------------	------------	-----------	----------------