

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 4/4/2023
Closing Date 4/6/2023
Disbursement Date 4/6/2023
Settlement Agent Northwest Family of Companies
File # 12-14882
Property 201 W 2nd Ave
Columbus, OH 43201
Sale Price \$285,000

Transaction Information

Borrower Anoop Ganesh Musale
591 Harley Dr #1
Columbus, OH 43202
Seller 201 MSR LLC Shannon Ryan
201 W 2nd Ave
Columbus, OH 43201
Lender AmeriSave Mortgage Corporation

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐ _____
Loan ID # 20369025
MIC # 2040336

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$276,450	NO
Interest Rate	7.125%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,862.49	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	\$1,862.49	\$1,862.49
Mortgage Insurance	+ 131.31	+ _____
Estimated Escrow <i>Amount can increase over time</i>	+ 366.41	+ 366.41
Estimated Total Monthly Payment	\$2,360.21	\$2,228.90
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$616.41 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Condo Assoc. Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i> In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$16,611.65	Includes \$13,290.46 in Loan Costs + \$3,321.19 in Other Costs -\$0 in Lender Credits. See page 2 for details.
Cash to Close	\$19,944.81	Includes Closing Costs See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$10,098.03				
01 3.078% of Loan Amount (Points)	\$8,508.03				
02 Lock and Shop Fee		\$500.00			
03 Processing Fee	\$795.00				
04 Underwriting Fee	\$295.00				
05					
06					
07					
08					
B. Services Borrower Did Not Shop For	\$1,189.93				
01 Appraisal Fee to Novo Amc C/o AmeriSave	\$540.00				
02 Condo/Pud Questionnaire Fee to C/o AmeriSave	\$495.00				
03 Credit Monitoring Fee to Equifax Mortgage Solutions C/o Ameri	\$7.50				
04 Credit Report to Equifax Mtg Solutions C/o AmeriSave	\$18.48				
05 Document Preparation Fee to Docmagic C/o AmeriSave	\$29.00				
06 Flood Certification Fee to Corelogic Flood Svcs C/o AmeriSave	\$11.00				
07 MERS Registration Fee to Mers, Inc C/o AmeriSave	\$24.95				
08 Tax Service Fee to Corelogic C/o AmeriSave	\$64.00				
09					
10					
C. Services Borrower Did Shop For	\$2,002.50				
01 Title - Abstract Fee to Northwest Select Title			\$265.00		
02 Title - Administration Fee to Northwest Select Title	\$125.00		\$95.00		
03 Title - ALTA 4 Condominium to Northwest Select Title	\$50.00				
04 Title - ALTA 8.1 - Environmental Protection Lien to Northwest Select Title	\$50.00				
05 Title - ALTA 9 - Restrictions, Encroachments, Minerals to Northwest Select Title	\$150.00				
06 Title - Closing Protection Letter (Lender) to WFG National Title Insurance Compan	\$40.00				
07 Title - Commitment Fee to Northwest Select Title	\$50.00		\$50.00		
08 Title - Document Preparation Fee to Legal Documents Prep to Northwest S			\$95.00		
09 Title - Lender's Title Insurance to Northwest Select Title	\$992.50				
10 Title - Service Fee to Del MI Except - LP No Work to Northw	\$150.00				
11 Title - Settlement Services to Northwest Select Title	\$295.00		\$195.00		
12 Title - Survey Endorsement Fee to Northwest Select Title Agency LLC	\$100.00				
D. TOTAL LOAN COSTS (Borrower-Paid)	\$13,290.46				
Loan Costs Subtotals (A + B + C)	\$12,790.46	\$500.00			

Other Costs

E. Taxes and Other Government Fees	\$252.50				
01 Recording Fees Deed: \$34.00 Mortgage: \$218.00	\$252.00		\$123.00		
02 Transfer Tax to Franklin County Auditor	\$0.50		\$855.00		
F. Prepays	\$2,087.12				
01 Homeowner's Insurance Premium (12 mo.) to Geico	\$738.00				
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$53.96 per day from 4/6/23 to 5/1/23)	\$1,349.12				
04 Property Taxes (6 mo.) to Franklin County Treasurer			\$1,829.44		
05					
G. Initial Escrow Payment at Closing	\$732.57				
01 Homeowner's Insurance \$61.50 per month for 3 mo.	\$184.50				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$304.91 per month for 2 mo.	\$609.82				
04					
05					
06 Aggregate Adjustment	-\$61.75				
H. Other	\$249.00				
01 Condo Association Dues to Northwest Law			\$250.00		
02 Owners Title Insurance to Northwest Select Title			\$757.75		
03 Real Estate Commission (B) to Century 21 Excellence Realty			\$8,550.00		
04 Real Estate Commission (S) to Kw Capital Partners			\$5,700.00		
05 Real Estate Processing Fee to Document Security Solution	\$249.00				
06 Referral Fee to Kw Capital Partners			\$295.00		
I. TOTAL OTHER COSTS (Borrower-Paid)	\$3,321.19				
Other Costs Subtotals (E + F + G + H)	\$3,321.19				
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$16,611.65				
Closing Costs Subtotals (D + I)	\$16,111.65	\$500.00	\$19,060.19		
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)	\$17,555.00	\$16,611.65	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	\$8,550.00	\$8,550.00	NO
Deposit	-\$1,000.00	-\$1,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$2,500.00	-\$2,500.00	NO
Adjustments and Other Credits	-\$4,159.00	-\$1,216.84	YES • See details in Sections K and L
Cash to Close	\$18,446.00	\$19,944.81	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$302,249.65
01	Sale Price of Property	\$285,000.00
02	Sale Price of Any Personal Property Included In Sale	
03	Closing Costs Paid at Closing (J)	\$16,111.65
04	Payoff to Amex	\$938.00
Adjustments		
05		
06		
07		
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes to	
09	County Taxes to	
10	Assessments to	
11	Hoa/Condo Dues 4/7/23 to 4/30/23	\$200.00
12		
13		
14		
15		
L. Paid Already by or on Behalf of Borrower at Closing		\$282,304.84
01	Deposit	\$1,000.00
02	Loan Amount	\$276,450.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05	Seller Credit	\$2,500.00
Other Credits		
06	AmeriSave Realty Reward	\$500.00
07		
Adjustments		
08	Adjustment for Owners Policy Paid by Seller	\$892.50
09		
10		
11		
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes to	
13	County Taxes 1/1/23 to 4/6/23	\$962.34
14	Assessments to	
15		
16		
17		
CALCULATION		
Total Due from Borrower at Closing (K)		\$302,249.65
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$282,304.84
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$19,944.81

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$285,200.00
01	Sale Price of Property	\$285,000.00
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	Hoa/Condo Dues 4/7/23 to 4/30/23	\$200.00
13		
14		
15		
16		
N. Due from Seller at Closing		\$133,227.78
01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$19,060.19
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$109,812.75
05	Payoff of Second Mortgage Loan	
06	Adjustment for Owners Policy Paid by Seller	\$892.50
07		
08	Seller Credit	\$2,500.00
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes to	
15	County Taxes 1/1/23 to 4/6/23	\$962.34
16	Assessments to	
17		
18		
19		
CALCULATION		
Total Due to Seller at Closing (M)		\$285,200.00
Total Due from Seller at Closing (N)		-\$133,227.78
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$151,972.22

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 your 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
201 W 2nd Ave, Columbus, OH 43201

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	\$5,972.64	Estimated total amount over year 1 for your escrowed property costs: <i>Homeowner's Insurance</i> <i>Mortgage insurance</i> <i>Property Tax</i>
Non-Escrowed Property Costs over Year 1	\$3,000.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>Condominium Association Dues</i> You may have other property costs.
Initial Escrow Payment	\$732.57	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$497.72	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.	\$702,373.86
Finance Charge. The dollar amount the loan will cost you.	\$423,936.38
Amount Financed. The loan amount available after paying your upfront finance charge.	\$263,797.90
Annual Percentage Rate (APR) Your costs over the loan term expressed as a rate. This is not your interest rate.	8.059%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	143.028%



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 received it yet, 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	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	AmeriSave Mortgage Corporation		Century 21 Excellence Realty	Kw Capital Partners	Northwest Family of Companies
Address	3525 Piedmont Rd NE, 8 Piedmont Center, Suite 600, Atlanta GA 30305		8233 Howe Industrial Pkwy, Canal Winchester, OH 43110	100 E Wilson Bridge Rd, Worthington, OH 43085	100 E Wilson Bridge Rd #105, Worthington, OH 43085
NMLS ID	1168				
OH License ID	MB.803619.000		REC.2010000427	REC.2002012687	OH40560
Contact	Candace Irene Linkenback		Mindy Back	Jeffrey Mahler	Melissa Mamula
Contact NMLS ID	1903084				
Contact OH License ID	MLO-OH.1903084		SAL.2001007855	SAL.2007005702	OH609948
Email	clinkenback@amerisave.com		mindy.back21@gmail.com	jmahler1@gmail.com	select@nwttitle.com
Phone	(866) 970-7283		(614) 496-6324	(614) 832-7139	(614) 515-4172

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

Date

LOAN TERMS AGREEMENT

Date: April 4, 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):	7.125	%
Points:	\$ 8,508.03	
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:

- previously established for your loan plus an extension fee, or
- 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:

- Previously established for your loan, or
- 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.



CURRENT CHANGE CIRCUMSTANCE

Date: 04/04/2023 15:45:37

File Number: 20369025

Applicant(s): Anoop Ganesh Musale

Only those charges associated with the Changed Circumstance may increase; and, the new fees must be disclosed to the applicant(s) within 3 business days of the Changed Circumstance.

Reasons for increase in Total Estimated Settlement Charges associated with this application:

Closing Disclosure

CD to CD

PREVIOUS CHANGE CIRCUMSTANCE

Disclosure Type	Issue Date
Closing Disclosure	3/31/2023 2:56 PM
New Information Application Updates	
Closing Disclosure	3/31/2023 2:42 PM
New Information Change monthly mortgage insurance premium	
Change Of Loan Product Change Interest Rate	
Fee: Loan Discount	
Fee: Per Diem/Interest	
Closing Disclosure	3/28/2023 2:22 PM
New Information Application Updates	
Closing Disclosure	3/22/2023 7:03 PM
Closing Disclosure LE to CD	
Loan Estimate	3/21/2023 7:37 AM
Additional Service Required By Title Private title from Preferred Title (Solidifi),3rd Party Fees	
Fee: Deed Recording Fee	
Fee: Mortgage / Deed of Trust	
Fee: Owners Title Insurance	
Fee: Title - Administration Fee	
Fee: Title - ALTA 4 Condominium	
Fee: Title - Closing Protection Letter (Borrower)	
Fee: Title - Commitment Fee	

Fee: Title - Document Preparation Fees
Fee: Title - Lender's Title Insurance
Fee: Title - Municipal Lien Search
Fee: Title - Service Fee
Fee: Title - Settlement Services
Fee: Title - Survey Endorsement Fee
Fee: Transfer Tax

Loan Estimate

3/15/2023 12:39 PM

New Information

Application Updates

Loan Estimate

3/13/2023 6:16 PM

New Information

Application Updates

Loan Estimate

3/13/2023 5:51 PM

Change Of Property Value

LTV Change

New Information

Application Updates,Change monthly mortgage insurance premium

Fee: Deed Recording Fee

Change Of Loan Amount

Appraised Value/LTV,Borrower requested change- Decrease

Fee: Loan Discount

Change Of Loan Product

Change Interest Rate

Fee: Loan Discount

New Information

Application Updates,Change monthly mortgage insurance premium

Fee: Mortgage / Deed of Trust

Change Of Loan Amount

Appraised Value/LTV,Borrower requested change- Decrease

Fee: Owners Title Insurance

Change Of Loan Product

Change Interest Rate

Fee: Per Diem/Interest

Change Of Loan Amount

Appraised Value/LTV,Borrower requested change- Decrease

Fee: Per Diem/Interest

Fee: Title - Lender's Title Insurance

Loan Estimate

3/9/2023 10:03 AM

Rate Lock

Float to Lock

Fee: Loan Discount

Loan Estimate

3/8/2023 3:48 PM

Borrower Requested Revision

Updated to Current Pricing

Fee: Lock and Shop Fee

Change Of Loan Product

Change Interest Rate

Fee: Loan Discount

Fee: Per Diem/Interest