*Save this Loan Estimate to compare with your Closing Disclosure.*

# Loan Estimate

**LOAN TERM**
**PURPOSE**
**DATE ISSUED**  **PRODUCT**
**APPLICANTS**  **LOAN TYPE**   ☐ Conventional  ☐ FHA  ☐ VA  ☐ _____
**LOAN ID #**
**RATE LOCK**   ☐ NO  ☐ YES, until
**PROPERTY**

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

**EST. PROP. VALUE**

## Loan Terms

| | Can this amount increase after closing? |
|---|---|
| **Loan Amount** | |
| **Interest Rate** | |
| **Monthly Principal & Interest** *See Projected Payments below for your Estimated Total Monthly Payment* | |
| | Does the loan have these features? |
| **Prepayment Penalty** | |
| **Balloon Payment** | |

## 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* | **This estimate includes**   **In escrow?** <br> ☐ Property Taxes <br> ☐ Homeowner's Insurance <br> ☐ Other: <br> *See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.* |
|---|---|

## 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.* |

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

Total Closing Costs (J)

Closing Costs Financed (Paid from your Loan Amount)

Down Payment/Funds from Borrower

Deposit

Funds for Borrower

Seller Credits

Adjustments and Other Credits

**Estimated Cash to Close**

# 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

**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
☐ 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.

**Late Payment**
If your payment is more than ___ days late, we will charge a late fee of

**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
☐ to service your loan. If so, you will make your payments to us.
☐ 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.

_____      _____      _____      _____
Applicant Signature                          Date                 Co-Applicant Signature                   Date