

SUN WEST MORTGAGE COMPANY, INC., D/B/A SUN WEST MORTGAGE USA COMPANY, INC.

6131 ORANGETHORPE AVENUE, SUITE 500
BUENA PARK, CA 90620

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 09/15/2020
APPLICANTS SHASTAN PAGE
466 WEST 4525 SOUTH, OGDEN, UT 84405
PROPERTY 466 WEST 4525 SOUTH,
OGDEN, UT 84405
EST. PROP. VALUE \$ 272,900

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed Rate
LOAN TYPE ☐ Conventional ☒ FHA ☐ VA ☐
LOAN ID # 120258097100
RATE LOCK ☐ NO ☒ YES, until 11/13/2020 12:00:00 AM PST
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 09/29/2020 12:00:00 AM PDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$ 188,237	NO
Interest Rate	2.25%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 719.53	NO
Prepayment Penalty		Does the loan have these features? NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1 - 11	Years 12 - 30
Principal & Interest	\$ 719.53	\$ 719.53
Mortgage Insurance	+ \$ 122	+ -
Estimated Escrow <i>Amount can increase over time</i>	+ \$ 281	+ \$ 281
Estimated Total Monthly Payment	\$ 1,123	\$ 1,001
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$ 281 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <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	\$ 9,081 Includes \$ 7,069 in Loan Costs + \$ 2,012 in Other Costs - \$ 0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$ 787 Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower

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

Closing Cost Details

Loan Costs	
A. Origination Charges	\$ 1,676
0.638% Of Loan Amount (Points)	\$ 1,201
Underwriting Fee	\$ 475

B. Services You Cannot Shop For	\$ 4,329
Credit Report	\$ 31
FHA Upfront MIP Premium	\$ 3,238
Tax Service Fee	\$ 60
Third Party Process Fee	\$ 1,000

C. Services You Can Shop For	\$ 1,064
Title - Closing Protection Letter Fee	\$ 25
Title - Reconveyance	\$ 75
Title - Settlement Or Closing Fee	\$ 215
Title - Title Doc Prep Fee	\$ 60
Title - Title Insurance Fee	\$ 689

D. TOTAL LOAN COSTS (A + B + C)	\$ 7,069
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Other Costs	
E. Taxes and Other Government Fees	\$ 80
Recording Fees and Other Taxes	\$ 80
Transfer Taxes	

F. Prepaids	\$ 139
Homeowner's Insurance Premium (Months)	
Mortgage Insurance Premium (Months)	
Prepaid Interest (\$ 11.6 Per Day For 12 Days @ 2.25%)	\$ 139
Property Taxes (Months)	

G. Initial Escrow Payment at Closing		\$ 1,793
Homeowner's Insurance	\$ 112.0 per month for 13 mo.	\$ 1,456
Mortgage Insurance	\$ 122.0 per month for 0 mo.	
Property Taxes	\$ 168.58 per month for 2 mo.	\$ 337

H. Other	\$ 0
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I. TOTAL OTHER COSTS(E+F+G+H)	\$ 2,012
J. TOTAL CLOSING COSTS	\$ 9,081
D + I	\$ 9,081
Lender Credits	

Calculating Cash to Close	
Loan Amount	\$ 188,237
Total Closing Costs (J)	-\$ 9,081
Estimated Total Payoffs and Payments	-\$ 179,943
Estimated Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$ 787
Estimated Closing Costs Financed (Paid from your Loan Amount)	\$ 8,294

Additional Information About This Loan

LENDER	SUN WEST MORTGAGE COMPANY, INC., D/B/A SUN WEST MORTGAGE USA COMPANY, INC.	MORTGAGE BROKER	READY2FUND LLC
NMLS/ LICENSE ID	3277	NMLS/ LICENSE ID	1872884
CONTACT PERSON	LE Review Team	LOAN OFFICER	CALEB EASTMAN
NMLS/ LICENSE ID		NMLS/ LICENSE ID	1012233
EMAIL	lereview@swmc.com	EMAIL	caleb@ready2fund.com
PHONE	(800) 453-7884 (Ext # 70112/70699/7399)	PHONE	(801) 419-4773

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$ 57,339 \$ 23,257	Total you will have paid in principal, interest, mortgage insurance, and loan costs Principal you will have paid off.
Annual Percentage Rate (APR)	3.031%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	37.683%	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 checked="" type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input 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 4% of the monthly principal and interest payment.
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
Liability after Foreclosure	Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
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.

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.

DocuSigned by:

SHASTAN PAGE

9/16/2020
Date