

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED
APPLICANTS

PROPERTY
SALE PRICE

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 | |
| Interest Rate | |
| Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i> | |
| Prepayment Penalty | Does the loan have these features? |
| Balloon Payment | |

| Projected Payments | |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Payment Calculation | |
| Principal & Interest | |
| Mortgage Insurance | |
| Estimated Escrow <i>Amount can increase over time</i> | |
| Estimated Total Monthly Payment | |
| Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> | <div>This estimate includes</div> <div><input type="checkbox"/> Property Taxes</div> <div><input type="checkbox"/> Homeowner's Insurance</div> <div><input type="checkbox"/> Other:</div> <div><i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i></div> <div>In escrow?</div> |

| Costs at Closing | |
|-------------------------|---------------------------------------------------------------------------------------------------------------|
| Estimated Closing Costs | Includes _____ in Loan Costs + _____ in Other Costs – _____ in Lender Credits. <i>See page 2 for details.</i> |
| Estimated Cash to Close | Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i> |

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

Closing Cost Details

| Loan Costs | | Other Costs | |
|---------------------------------|--|------------------------------------------------------|----------------------|
| A. Origination Charges | | E. Taxes and Other Government Fees | |
| % of Loan Amount (Points) | | 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 | |
| | | | |
| B. Services You Cannot Shop For | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| C. Services You Can Shop For | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| D. TOTAL LOAN COSTS (A + B + C) | | | |

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 <input 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 ___ 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 <input 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.

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