

Nations Reliable Lending, LLC

1111 St. Gregory Street Floor 6 · Cincinnati, OH 45202

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 9/20/2024
APPLICANTS Mahesh Patel and Alka Patel
8399 Ashmont Way
Mason, OH 45040
PROPERTY 7582 Baron ct
West Chester, OH 45069
SALE PRICE \$195,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE [X] Conventional [] FHA [] VA []
LOAN ID # 640NRL369224
RATE LOCK [X] 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 10/2/2024 at 5:00 PM CDT

Table with 3 columns: Loan Terms, Loan Amount, Interest Rate, Monthly Principal & Interest, Prepayment Penalty, Balloon Payment, and Can this amount increase after closing?/Does the loan have these features?

Table with 3 columns: Projected Payments, Payment Calculation, and Years 1-30. Includes rows for Principal & Interest, Mortgage Insurance, Estimated Escrow, and Estimated Total Monthly Payment.

Table with 3 columns: Costs at Closing, Estimated Closing Costs, and Estimated Cash to Close. Includes details on loan costs, other costs, and lender credits.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges		E. Taxes and Other Government Fees	
\$3,060		\$350	
0.875 % of Loan Amount (Points)	\$1,365	Recording Fees and Other Taxes	\$350
Funding Fee	\$200	Transfer Taxes	
Processing Fees	\$600	F. Prepaids	
Underwriting Fees	\$895	\$623	
		Homeowner's Insurance Premium (months)	
		Mortgage Insurance Premium (months)	
		Prepaid Interest (\$28.3151 per day for 22 days @6.625 %)	\$623
		Property Taxes (months)	
		G. Initial Escrow Payment at Closing	
		\$0	
		Homeowner's Insurance	per month for mo.
		Mortgage Insurance	per month for mo.
		Property Taxes	per month for mo.
		H. Other	
		\$0	
		I. TOTAL OTHER COSTS (E + F + G + H)	
		\$973	
		J. TOTAL CLOSING COSTS	
		\$7,002	
		D + I	\$7,002
		Lender Credits	
		Calculating Cash to Close	
		Total Closing Costs (J)	\$7,002
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$39,000
		Deposit	\$0
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		Estimated Cash to Close	\$46,002
B. Services You Cannot Shop For			
\$1,184			
Appraisal/AMC Services	\$600		
Condo Questionnaire	\$275		
Credit Report	\$185		
Flood Certification	\$12		
Verification of Employment Fee	\$112		
C. Services You Can Shop For			
\$1,785			
Closing Services	\$235		
Title - Abstract Or Title Search Fee	\$775		
Title - Lender's Title Insurance	\$775		
D. TOTAL LOAN COSTS (A + B + C)			
\$6,029			

Additional Information About This Loan

LENDER Nations Reliable Lending, LLC
NMLS/ OH LICENSE ID 181407
LOAN OFFICER Addison Cacaro
NMLS/ OH LICENSE ID 1834061 / MLO-OH.1834061
EMAIL addison.cacaro@nrlmortgage.com
PHONE 513-592-3830


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	\$66,585 \$9,759	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	6.881 %	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	130.909 %	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 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 the principal and interest overdue.
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.




Mahesh Patel

09 / 25 / 2024

eSigned 09/25/24 10:48:51 EDT

Mahesh Patel

Date



Alka Patel

09 / 25 / 2024

eSigned 09/25/24 11:15:08 EDT

Alka Patel

Date