

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 4/07/2014
Closing Date 4/15/2014
Disbursement Date 4/15/2014
Settlement Agent Epsilon Title Company
File # 12-3456
Property 456 Somewhere Avenue
Anytown, NY 12345
Sale Price \$240,000

Transaction Information

Borrower Michael Jones & Mary Stone
123 Anywhere Street
Anytown, NY 12345
Seller Steve Cole & Amy Doe
321 Somewhere Drive
Anytown, NY 12345
Lender Ficus Bank

Loan Information

Loan Term 30 years
Purpose Purchase
Product 5/3 Adjustable Rate
Loan Type ☒ Conventional ☐ FHA
☐ VA ☐ _____
Loan ID # 123456789
MIC # 000654321

Loan Terms

Loan Amount	\$211,000	Can this amount increase after closing?	NO
Interest Rate	4%	YES	• Adjusts every 3 years starting in year 6 • Can go as high as 12% in year 15 • See AIR Table on page 4 for details
Monthly Principal & Interest <i>See projected payments below for your Estimated Total Monthly Payment</i>	\$1,007.35	YES	• Adjusts every 3 years starting in year 6 • Can go as high as \$1,870 in year 15
Prepayment Penalty	Does the loan have these features? NO		
Balloon Payment	NO		

Projected Payments

Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$1,007.35	\$1,007 min \$1,229 max	\$1,007 min \$1,451 max	\$1,007 min \$1,870 max
Mortgage Insurance	+ 135.39	+ 135.39	+ 135.39	+ ----
Estimated Escrow <i>Amount can increase over time</i>	+ 425.00	+ 425.00	+ 425.00	+ 425.00
Estimated Total Monthly Payment	\$1,567.74	\$1,567 - \$1,789	\$1,567 - \$2,011	\$1,432 - \$2,295
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$575.00 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowners Insurance <input checked="" type="checkbox"/> Other: Homeowners Association Dues In escrow? YES YES NO <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>		

Costs at Closing

Closing Costs	\$14,530.82	Includes \$6,775.00 in Loan Costs + \$7,755.82 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash To Close	\$29,353.32	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		\$2,910.00				
01	1% of Loan Amount (Points)	\$2,110.00				
02	Application Fee	\$500.00				
03	Automated Underwriting Fee	\$300.00				
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$280.00				
01	Appraisal Field Review Fee to John Smith Appraisers Inc.					(L)\$705.00
02	Credit Report Fee to Information, Inc.		\$40.00			
03	Flood Certification Fee to Info Co.	\$90.00				
04	Property Tax Status Research Fee to Info Co.	\$150.00				
05						
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For		\$3,585.00				
01	Pest Inspection Fee to Pests Co.	\$200.00				
02	Survey Fee to Surveys Co.	\$385.00				
03	Title-Closing Protection Letter Fee to Epsilon Title Co.	\$500.00				
04	Title-Examination Fee to Epsilon Title Co.	\$800.00				
05	Title-Insurance Binder Fee to Epsilon Title Co.	\$900.00				
06	Title-Lenders Coverage Premium to Epsilon Title Co.	\$800.00				
07						
08						
09						
10						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$6,775.00				
Loan Costs Subtotals (A + B + C)		\$6,735.00	\$40.00			\$705.00
Other Costs						
E. Taxes and Other Government Fees		\$185.00				
01	Recording Fees Deed: \$40.00 Mortgage: \$145.00	\$185.00				
02	Transfer Tax Total to Any State			\$1,440.00		
F. Prepays		\$3,960.43				
01	Homeowner's Insurance Premium (12 mo.) to Insurance Co.	\$1,800.00				
02	Mortgage Insurance Premium (1 mo.) to MI Co.	\$135.39				
03	Prepaid Interest (\$23.44 per day from 4/15/2014 to 5/01/2014)	\$375.04				
04	Property Taxes (6 mo.) to Any County USA	\$1,650.00				
05						
G. Initial Escrow Payment at Closing		\$760.39				
01	Homeowner's Insurance \$150.00 per month for 2 mo.	\$300.00				
02	Mortgage Insurance \$135.39 per month for 2 mo.	\$270.78				
03	Property Taxes \$275.00 per month for 2 mo.	\$550.00				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$360.39				
H. Other		\$2,850.00				
01	Real Estate Commission (Buyer) to Omega Real Estate Broker			\$7,200.00		
02	Home Inspection Fee to HOA Acre Inc.	\$850.00				
03	Home Warranty Fee to Engineers Inc.				\$750.00	
04	Homeowner's Assoc. Special Assessment to HOA Acre Inc.	\$500.00				
05	Mold Inspection Fee to Inspector Inc.			\$450.00		
06	Real Estate Commission (Seller) to Alpha Real Estate Broker			\$7,200.00		
07	Title-Owner's Coverage Premium (optional) to Epsilon Title Co.	\$1,500.00				
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$7,755.82				
Other Costs Subtotals (E + F + G + H)		\$7,755.82		\$16,290.00	\$750.00	
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$14,530.82				
Closing Costs Subtotals (D + I)		\$14,490.82	\$40.00	\$16,290.00	\$750.00	\$705.00
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)	\$13,759.00	\$14,531.00	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	-\$40.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$29,000.00	\$29,000.00	NO
Deposit	-\$10,000.00	-\$10,000.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	-\$2,500.00	YES • See Seller Credits in Section L
Adjustments and Other Credits	\$0	-\$1,637.50	YES • See details in Sections K and L
Cash to Close	\$32,759.00	\$29,353.50	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
K. Due from Borrower at Closing		\$254,565.81		M. Due to Seller at Closing		\$240,075.00	
01	Sale Price of Property		\$240,000.00	01	Sale Price of Property		\$240,000.00
02	Sale Price of Any Personal Property Included in Sale			02	Sale Price of Any Personal Property Included in Sale		
03	Closing Costs Paid at Closing (J)		\$14,490.82	03			
04				04			
Adjustments				05			
05				06			
06				07			
07				08			
Adjustments for Items Paid by Seller in Advance				Adjustments for Items Paid by Seller in Advance			
08	City/Town Taxes	to		09	City/Town Taxes	to	
09	County Taxes	to		10	County Taxes	to	
10	Assessments	to		11	Assessments	to	
11	HOA Dues	4/15/14 to 4/30/14	\$75.00	12	HOA Dues	4/15/14 to 4/30/14	\$75.00
12				13			
13				14			
14				15			
15				16			
L. Paid Already by or on Behalf of Borrower at Closing		\$225,212.50		N. Due from Seller at Closing		\$119,752.50	
01	Deposit		\$10,000.00	01	Excess Deposit		
02	Loan Amount		\$211,000.00	02	Closing Costs Paid at Closing (J)		\$16,290.00
03	Existing Loan(s) Assumed or Taken Subject to			03	Existing Loan(s) Assumed or Taken Subject to		
04				04	Payoff of First Mortgage Loan		\$100,000.00
05	Seller Credit		\$2,500.00	05	Payoff of Second Mortgage Loan		
Other Credits				06			
06	Rebate from Epsilon Title Co. from Epsilon Title Co.		\$750.00	07			
07				08	Seller Credit		\$2,500.00
Adjustments				09			
08				10			
09				11			
10				12			
11				13			
Adjustments for Items Unpaid by Seller				Adjustments for Items Unpaid by Seller			
12	City/Town Taxes	to		14	City/Town Taxes	to	
13	County Taxes	1/1/14 to 4/14/14	\$962.50	15	County Taxes	1/1/14 to 4/14/14	\$962.50
14	Assessments	to		16	Assessments	to	
15				17			
16				18			
17				19			
CALCULATION				CALCULATION			
Total Due from Borrower at Closing (K)		\$254,565.81		Total Due to Seller at Closing (M)		\$240,075.00	
Total Paid Already by or on Behalf of Borrower at Closing (L)		-\$225,212.50		Total Due from Seller at Closing (N)		-\$119,752.50	
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		\$29,353.32		Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller		\$120,322.50	

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 15.00 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

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
456 Somewhere Avenue, Anytown, NY 12345

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	\$5,100.00	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance, Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$760.39	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$425.00	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.

Adjustable Interest Rate (AIR) Table

Index + Margin	LIBOR + 4%
Initial Interest Rate	4%
Minimum/Maximum Interest Rate	4%/12%
Change Frequency	
First Change	Beginning of 61st Month
Subsequent Change	Every 36th month after first change
Limits on Interest Rate Changes	
First Change	2%
Subsequent Change	2%

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.	\$1.00
Finance Charge. The dollar amount the loan will cost you.	\$1.00
Amount Financed. The loan amount available after paying your upfront finance charge.	\$1.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	1.000%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	1.000%



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 yet received it, 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.

Loan Acceptance

You do not have to accept this loan because you have received this form or signed a loan application.

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	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Inc.	Epsilon Title Company
Address	4321 Random Blvd., Somecity, NY 12345		789 Local Lane, Sometown, NY 12345	987 Suburb Ct., Someplace, NY 12345	123 Commerce Pl, Somecity, NY 12345
NMLS ID	111111				
NY License ID			NY NY12345	NY NY121212	NY NY987655
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID	123456				
Contact NY License ID			NY NY54321	NY NY212121	NY NY556788
Email	joe_smith@ ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@epsilontitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321