

# Fax Cover Sheet

Use this cover sheet when faxing documents back to your loan officer. Faxes that do not contain this cover sheet will not be processed or received by the intended recipient.

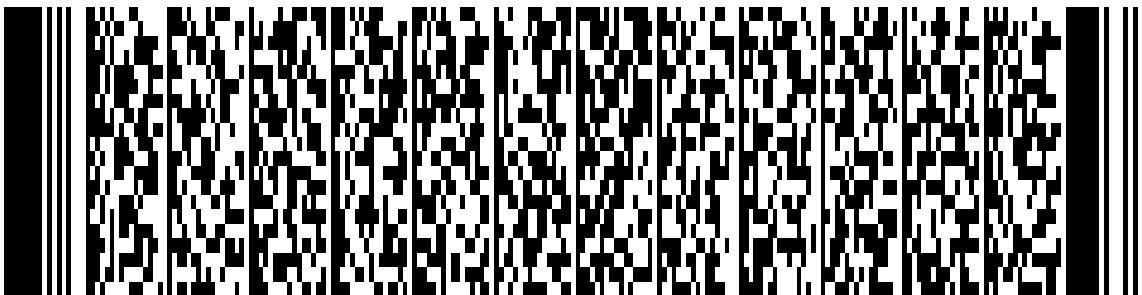
## Fax # 800-704-0852

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**TO: Juan Loya**  
**800-704-0852**

**FROM: Awais Sultan**  
**7421 S Merrill AVE**  
**Chicago, IL 60649**

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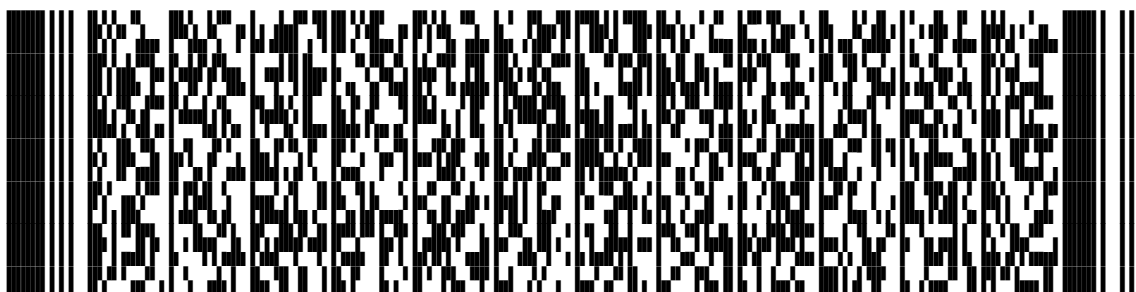


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**3000799029**  
**manny.moran@homebridge.com**

**{d2d8318d-05a5-4b73-8857-e160d55b0292}**  
**Awais Sultan**

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# 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** 10/3/2017  
**Closing Date** 10/10/2017  
**Disbursement Date** 10/10/2017  
**Settlement Agent** FIDELITY NATIONAL TITLE  
**File #** OC17013303  
**Property** 7421 S Merrill AVE  
 Chicago, IL 60649  
 Sale Price \$135,000

## Transaction Information

**Borrower** Awais Sultan  
 1157 W Vernon Park PL  
 Chicago, IL 60607  
**Seller** The Heirs at Law and/or the Devisees of  
 7421 S Merrill Ave  
 Chicago, IL 60649  
**Lender** HomeBridge Financial Services, Inc.

## Loan Information

**Loan Term** 30 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type** ☒ Conventional ☐ FHA  
☐ VA ☐  
**Loan ID #** 46133026  
**MIC #**

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$186,111	NO
<b>Interest Rate</b>	5.500 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,056.72	NO
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>	NO	
<b>Balloon Payment</b>	NO	

Projected Payments		
Payment Calculation	Years 1-15	Years 16-30
Principal & Interest	\$1,056.72	\$1,056.72
Mortgage Insurance	+ 82.20	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 247.32	+ 247.32
<b>Estimated Total Monthly Payment</b>	<b>\$1,386.24</b>	<b>\$1,304.04</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$247.32 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES

Costs at Closing		
<b>Closing Costs</b>	\$16,882.16	Includes \$12,551.62 in Loan Costs + \$4,715.54 in Other Costs - \$385.00 in Lender Credits. <i>See page 2 for details.</i>
<b>Cash to Close</b>	\$39,680.22	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
<b>A. Origination Charges</b>	\$4,032.53				
01 1.213 % of Loan Amount (Points)	\$2,257.53				
02 Processing Fees	\$675.00				
03 Rehab Fee	\$600.00				
04 Underwriting Fees	\$500.00				
05					
06					
07					
08					
<b>B. Services Borrower Did Not Shop For</b>	\$1,688.09				
01 Appraisal Fee to ACT Appraisal	\$10.00	\$680.00			
02 Appraisal Fee to ACT Appraisal	\$375.00				
03 Consultant Fees to Rehab Escrow Account	\$525.00				
04 Credit Report to CoreLogic	\$27.84				
05 Flood Certification to ServiceLink	\$6.25				
06 Tax Service to CoreLogic	\$64.00				
07					
08					
09					
10					
<b>C. Services Borrower Did Shop For</b>	\$6,831.00				
01 Architectural and Engineering Fee to Rehab Escrow Account	\$3,000.00				
02 Title - Closing Protection Letter to FIDELITY NATIONAL TITLE INSURANCE	\$50.00				
03 Title - Courier/Overnight Fee to FIDELITY NATIONAL TITLE COMPANY	\$40.00				
04 Title - E Doc Fee to FIDELITY NATIONAL TITLE COMPANY	\$40.00				
05 Title - Inspections and Title to REHAB ESCROW ACCOUNT	\$1,030.00				
06 Title - Lender's Endorsements to FIDELITY NATIONAL TITLE INSURANCE	\$350.00				
07 Title - Lender's Title Insurance to DALE ANDERSON & ASSOCIATES LTD	\$500.00				
08 Title - Recording Service Fee to FIDELITY NATIONAL TITLE COMPANY	\$188.00				
09 Title - Recording Service Fee to FIDELITY NATIONAL TITLE COMPANY	\$15.00				
10 Title - Settlement Fee to FIDELITY NATIONAL TITLE COMPANY	\$1,275.00				
11 Title - State Policy Fee (IL)-Lenders to FIDELITY NATIONAL TITLE	\$50.00				
12 Title - State Policy Fee Owners to FIDELITY NATIONAL	\$3.00				
13 Title - Title Search to FIDELITY NATIONAL TITLE COMPANY	\$250.00				
14 Title - Wire Transfer Fee to FIDELITY NATIONAL TITLE COMPANY	\$40.00				
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	\$12,551.62				
Loan Costs Subtotals (A + B + C)	\$11,871.62	\$680.00			

Other Costs					
<b>E. Taxes and Other Government Fees</b>	\$1,180.50				
01 Recording Fees Deed: \$56.00 Mortgage: \$112.00	\$168.00				
02 City/County Tax/Stamps to Deed \$1605.00;	\$1,012.50				
<b>F. Prepays</b>	\$1,571.42				
01 Homeowner's Insurance Premium (12 mo.) to STATE FARM	\$945.96				
02 Mortgage Insurance Premium ( mo.)					
03 Prepaid Interest ( \$28.43 per day from 10/10/17 to 11/1/17 )	\$625.46				
04 Property Taxes ( mo.)			\$2,772.22		
05					
<b>G. Initial Escrow Payment at Closing</b>	\$763.62				
01 Homeowner's Insurance \$78.83 per month for 3 mo.	\$236.49				
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$168.49 per month for 6 mo.	\$1,010.94				
04					
05					
06					
07					
08 Aggregate Adjustment	-\$483.81				
<b>H. Other</b>	\$1,200.00				
01 Attorney's Fees-Borrower's Attorney to TBD	\$500.00				
02 Permits to RehaRehab Escrow Account	\$700.00				
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	\$4,715.54				
Other Costs Subtotals (E + F + G + H)	\$4,715.54				

<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	\$16,882.16				
Closing Costs Subtotals (D + I)	\$16,587.16	\$680.00	\$2,772.22		
Lender Credits (Includes \$385.00 credit for increase in Closing Costs above legal limit)	-\$385.00				



**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)	\$18,788.00	\$16,882.16	YES · See <b>Total Loan Costs (D)</b> and <b>Total Other Costs (I)</b> . · Increase <b>exceeds legal limits</b> by \$385.00. See <b>Lender Credits</b> on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0	-\$680.00	YES · You paid these Closing Costs <b>before closing</b> .
Closing Costs Financed (Paid from your Loan Amount)	-\$5,855.00	-\$5,855.00	NO
Down Payment/Funds from Borrower	\$32,844.00	\$32,844.00	NO
Deposit	-\$2,500.00	-\$2,500.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$1,700.00	\$0	YES · See Seller Credits in <b>Section L</b> .
Adjustments and Other Credits	-\$1,011.00	-\$1,010.94	NO
<b>Cash to Close</b>	<b>\$40,566.00</b>	<b>\$39,680.22</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>	\$229,302.16
01 Sale Price of Property	\$135,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$16,202.16
04	
<b>Adjustments</b>	
05 Cost of Repairs	\$71,000.00
06 Contingency Reserves	\$7,100.00
07	
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	\$189,621.94
01 Deposit	\$2,500.00
02 Loan Amount	\$186,111.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
<b>Other Credits</b>	
06	
07	
<b>Adjustments</b>	
08	
09	
10	
11	
<b>Adjustments for Items Unpaid by Seller</b>	
12 City/Town Taxes to	
13 County Taxes to	\$1,010.94
14 Assessments to	
15	
16	
17	
<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$229,302.16
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$189,621.94
<b>Cash to Close</b> <input checked="" type="checkbox"/> <b>From</b> <input type="checkbox"/> <b>To Borrower</b>	<b>\$39,680.22</b>

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>	\$135,000.00
01 Sale Price of Property	\$135,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	
<b>N. Due from Seller at Closing</b>	\$3,783.16
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$2,772.22
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City/Town Taxes to	
15 County Taxes to	\$1,010.94
16 Assessments to	
17	
18	
19	
<b>CALCULATION</b>	
Total Due to Seller at Closing (M)	\$135,000.00
Total Due from Seller at Closing (N)	-\$3,783.16
<b>Cash</b> <input type="checkbox"/> <b>From</b> <input checked="" type="checkbox"/> <b>To Seller</b>	<b>\$131,216.84</b>



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

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  
7421 S Merrill AVE, Chicago, IL 60649

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	\$2,720.52	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i>
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	\$763.62	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$247.32	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.



## Loan Calculations

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$405,319.69
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$213,302.85
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$178,839.76
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	6.302 %
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	104.740 %



**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](http://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 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.

### 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	Homebridge Financial Services, Inc.		Bradley Myles Realty Inc.	Coldwell Banker Residential Brokerage	FIDELITY NATIONAL TITLE COMPANY, LLC
Address	16622 W. 159th St Suite 501 Lockport, IL 60441		6374 Patricia Dr. Matteson, IL 60443	1959 N. Halsted St Chicago, IL 60614	6250 W 95TH ST Oak Lawn, IL 60453
NMLS ID	6521				
IL License ID	MB.6760732		478025922	477012440	TA 13 1303663
Contact	Juan Loya		Shaunda Brown	Ron Battle	GREGORY X RODRIGUEZ
Contact NMLS ID	755868				
Contact IL License ID	31.0034493		471002922	475159707	
Email	Juan.Loya@homebridge.com		shaundabrown001@yahoo.com	ron.battle@cbexchange.com	iloaklawn@fnf.com
Phone	708-945-6424		773-457-5284	773-320-0208	708-430-3030

## 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



## Addendum to Closing Disclosure

*This form is a continued statement of final loan terms and closing costs.*

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Settlement Agent      FIDELITY NATIONAL TITLE COMPANY, LLC

Seller      The Heirs at Law and/or the Devisees of Sadie F. Picardo, deceased  
7421 S Merrill Ave  
Chicago, IL 60649

