

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure

Loan Estimate

DATE ISSUED 2/15/2013

APPLICANTS Michael Jones and Mary Stone
123 Anywhere Street Anytown, ST 12345

PROPERTY 456 Somewhere Avenue Anytown,
ST 12345

SALE PRICE \$180,000

LOAN TERM 30 years

PURPOSE Purchase

PRODUCT Fixed Rate

LOAN TYPE Conventional FHA VA _____

LOAN ID # 1234567891

RATE LOCK NO YES, until 4/16/2013 at 5:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT

Loan Terms	Can this amount increase after closing?		
Loan Amount	\$162,000	NO	
Interest Rate	3.875%	NO	
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$761.78	NO	
Prepayment Penalty	Does the loan have these features?		
	YES	• As high as \$3,240 if you pay off the loan during the first 2 years	
Balloon Payment	NO		
Projected Payments			
Payment Calculation	Years 1-7	Years 8-30	
Principal & Interest	\$761.78	\$761.78	
Mortgage Insurance	+ 82	+ 82	
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206	
Estimated Total Monthly Payment	\$761.78	\$968	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$200 a month	This estimate includes Property Taxes Homeowner's Insurance Other: See Section G on page 2 for escrowed property costs. You must pay for other property costs separately	In escrow? YES YES
Costs at Closing			
Estimated Closing Costs	\$8,054	Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.	
Estimated Cash to Close	\$16,054	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.	

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