

# TILA RESPA Integrated Disclosure

## H-24(B) Mortgage Loan Transaction Loan Estimate – Fixed Rate Loan Sample

This is a sample of a completed Loan Estimate for a fixed rate loan. This loan is for the purchase of property at a sale price of \$180,000 and has a loan amount of \$162,000, a 30-year loan term, a fixed interest rate of 3.875 percent, and a prepayment penalty equal to 2.00 percent of the outstanding principal balance of the loan for the first two years after consummation of the transaction. The consumer has elected to lock the interest rate. The creditor requires an escrow account and that the consumer pay for private mortgage insurance.



Consumer Financial  
Protection Bureau

# FICUS BANK

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 #** 123456789  
**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?
<b>Loan Amount</b>	\$162,000	<b>NO</b>
<b>Interest Rate</b>	3.875%	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	<b>NO</b>
Does the loan have these features?		
<b>Prepayment Penalty</b>	<b>YES</b> • As high as \$3,240 if you pay off the loan during the first 2 years	
<b>Balloon Payment</b>	<b>NO</b>	

Projected Payments		
Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 206	+ 206
<b>Estimated Total Monthly Payment</b>	<b>\$1,050</b>	<b>\$968</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i>	\$206 a month	<p><b>This estimate includes</b></p> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>

Costs at Closing		
<b>Estimated Closing Costs</b>	\$8,054	Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.
<b>Estimated Cash to Close</b>	\$16,054	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

## Closing Cost Details

<b>Loan Costs</b>		<b>Other Costs</b>
<b>A. Origination Charges</b>	<b>\$1,802</b>	<b>E. Taxes and Other Government Fees</b> <b>\$85</b>
.25 % of Loan Amount (Points)	\$405	Recording Fees and Other Taxes \$85
Application Fee	\$300	Transfer Taxes
Underwriting Fee	\$1,097	
		<b>F. Prepays</b> <b>\$867</b>
		Homeowner's Insurance Premium ( 6 months) \$605
		Mortgage Insurance Premium ( months)
		Prepaid Interest (\$17.44 per day for 15 days @ 3.875%) \$262
		Property Taxes ( months)
<b>B. Services You Cannot Shop For</b>	<b>\$672</b>	<b>G. Initial Escrow Payment at Closing</b> <b>\$413</b>
Appraisal Fee	\$405	Homeowner's Insurance \$100.83 per month for 2 mo. \$202
Credit Report Fee	\$30	Mortgage Insurance per month for mo.
Flood Determination Fee	\$20	Property Taxes \$105.30 per month for 2 mo. \$211
Flood Monitoring Fee	\$32	
Tax Monitoring Fee	\$75	
Tax Status Research Fee	\$110	
		<b>H. Other</b> <b>\$1,017</b>
		Title – Owner's Title Policy (optional) \$1,017
<b>C. Services You Can Shop For</b>	<b>\$3,198</b>	<b>I. TOTAL OTHER COSTS (E + F + G + H)</b> <b>\$2,382</b>
Pest Inspection Fee	\$135	
Survey Fee	\$65	
Title – Insurance Binder	\$700	
Title – Lender's Title Policy	\$535	
Title – Settlement Agent Fee	\$502	
Title – Title Search	\$1,261	
		<b>J. TOTAL CLOSING COSTS</b> <b>\$8,054</b>
		D + I \$8,054
		Lender Credits
<b>Calculating Cash to Close</b>		
Total Closing Costs (J)		\$8,054
Closing Costs Financed (Paid from your Loan Amount)		\$0
Down Payment/Funds from Borrower		\$18,000
Deposit		-\$10,000
Funds for Borrower		\$0
Seller Credits		\$0
Adjustments and Other Credits		\$0
	<b>Estimated Cash to Close</b>	\$16,054
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$5,672</b>	

## Additional Information About This Loan

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**LENDER** Ficus Bank  
**NMLS/\_ LICENSE ID**  
**LOAN OFFICER** Joe Smith  
**NMLS/\_ LICENSE ID** 12345  
**EMAIL** joesmith@ficusbank.com  
**PHONE** 123-456-7890

**MORTGAGE BROKER**  
**NMLS/\_ LICENSE ID**  
**LOAN OFFICER**  
**NMLS/\_ LICENSE ID**  
**EMAIL**  
**PHONE**

Comparisons	Use these measures to compare this loan with other loans.	
<b>In 5 Years</b>	\$56,582	Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$15,773 Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

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- 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  
 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.
- 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 monthly principal and interest payment*.
- 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  
 to service your loan. If so, you will make your payments to us.  
 to transfer servicing of your loan.

### Confirm Receipt

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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.

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Applicant Signature

Date

Co-Applicant Signature

Date