

FEBRUARY 7, 2014

TILA RESPA Integrated Disclosure

H-24(E) Mortgage Loan Transaction Loan Estimate – Balloon Payment Sample

This is a sample of the information required by 12 CFR § 1026.37(a) through (c) for a transaction with a loan term of seven years that includes a final balloon payment.

FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 7/23/2012
APPLICANTS Michael Jones and Mary Stone
123 Anywhere Street
Anytown, ST 12345
PROPERTY 456 Somewhere Avenue
Anytown, ST 12345
SALE PRICE \$190,000

LOAN TERM 7 years
PURPOSE Purchase
PRODUCT Year 7 Balloon Payment, Fixed Rate
LOAN TYPE Conventional FHA VA
LOAN ID # 123456789
RATE LOCK NO YES, until 9/21/2012 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 8/6/2012 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$171,000	NO	
Interest Rate	4.375%	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$853.78	NO	
Does the loan have these features?			
Prepayment Penalty	NO		
Balloon Payment	YES • You will have to pay \$149,263 at the end of year 7		

Projected Payments			
Payment Calculation	Years 1-7	Final Payment	
Principal & Interest	\$853.78		\$149,262.95
Mortgage Insurance	+ 87	+ —	
Estimated Escrow <i>Amount can increase over time</i>	+ 309	+ —	
Estimated Total Monthly Payment	\$1,250	\$149,262.95	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$309 a month	This estimate includes <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>	In escrow? YES YES