

AZALEA SAVINGS BANK

4321 Random Boulevard • Somecity, IL 54321

DATE ISSUED 08/01/2011

LOAN ID # 1330172608

Your interest rate, points, and lender credits can change unless you lock the rate. All other estimated closing costs expire on **08/15/2011** at 3:00 p.m. CST.

Loan Estimate

APPLICANTS	James White Jane Johnson	LOAN TERM	7 years
PROPERTY	456 Avenue A Anytown, IL 12345	PRODUCT	Fixed Rate Balloon
		PURPOSE	Purchase
		LOAN TYPE	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA <input type="checkbox"/> VA <input type="checkbox"/> _____

Loan Terms		Can this increase after closing?
Loan Amount	\$171,000	NO
Interest Rate	4.375%	NO
Monthly Loan Payment	\$940.72	NO
Principal and Interest Mortgage Insurance	\$853.79 + \$86.93	
Does this loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	YES • You will have to pay \$149,349 at the end of year 7.	

Projected Payments		Expect to make these payments.	
AT CLOSING	\$17,781	YEARS 1 – 7	FINAL PAYMENT
Cash Needed to Close Includes estimated closing costs. See page 2 for details.		\$941 monthly loan payment	\$149,349 balloon payment
Estimated Taxes and Insurance			
\$309 a month		<input checked="" type="checkbox"/> Escrow. Your total monthly payment will include taxes, insurance, and assessments. Expect to pay a total of \$1,250 a month to start. <input type="checkbox"/> No escrow. You must pay your taxes, insurance, and assessments separately from your loan payment.	

Comparisons		Use this information to compare this loan with others.	
Estimated Closing Costs	\$6,151	See page 2 for details.	
Annual Percentage Rate (APR)	5.35%	This is not your interest rate. This rate expresses your costs over 30 years.	
In 5 Years	\$62,594	Total you will have paid in any principal, interest, mortgage insurance, and fees.	
	\$15,418	Principal you will have paid off.	

CREDITOR Azalea Savings Bank **NMLS ID**
LOAN OFFICER Joe Smith **NMLS ID** 76543210
PHONE 555-123-4444 **EMAIL** joesmith@azaleasavingsbank.com

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Estimated Closing Costs	A Origination Charges	Origination Services	\$330
		1 Points paid for interest rate	\$1,710
	B Services You Cannot Shop For	<input checked="" type="checkbox"/> Appraisal <input type="checkbox"/> Lender's Attorney <input checked="" type="checkbox"/> Credit report <input checked="" type="checkbox"/> Other	\$508
	C Services You Can Shop For	Title Services and Lender's Title Insurance Borrower's Attorney Survey Inspections	\$1,456 \$400 \$95 \$112
	D Taxes and Other Government Fees	Transfer Taxes Recording Fees Government Taxes and Other Fees	\$1,425 \$115 \$0
	E Lender Credits		\$0
	Estimated Closing Costs (A + B + C + D - E)		\$6,151
Cash Needed to Close	F Future Costs Paid at Closing	Insurance and property-related bills due at closing: <input type="checkbox"/> Property Taxes <input type="checkbox"/> Mortgage Insurance <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> HOA/Condo/Co-op <input type="checkbox"/> Payment into escrow for future insurance and property-related bills: <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Mortgage Insurance <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> HOA/Condo/Co-op <input type="checkbox"/> Prepaid Interest (15 days @ 4.375%, \$20.78 per day)	\$525 \$793 \$312
	G Adjustments	Down Payment (minus \$9,000 deposit) Seller Credits Closing Costs to be Financed	\$10,000 - \$0 - \$0
	Cash Needed to Close (Estimated Closing Costs + F + G)		\$17,781

You have no obligation to choose this loan. Shop around to find the best loan for you.