

FICUS BANK

4321 Random Boulevard
Somecity, ST 54321

LOAN ID # 1330172608
LOAN OFFICER Joe Smith
PHONE 555-123-4444
EMAIL joesmith@fucusbank.com
NMLS ID# 01234567

Loan Estimate

LOAN AMOUNT	\$216,000	DATE EXPIRES	05/18/2011 06/02/2011 at 3:00 PM
LOAN TYPE	30 year adjustable rate	APPLICANT	Jane Johnson
PURPOSE	Purchase	PROPERTY	456 Avenue A
PROGRAM	Conventional		Anytown, ST 12345

Key Loan Terms

Can key loan terms change after closing?

Interest rate	2.5% to start	YES →	<ul style="list-style-type: none"> Can go as high as 10% in year 5. Adjusts yearly starting in year 3. See details on back.
Monthly loan payment	\$853.47	YES →	<ul style="list-style-type: none"> Can go as high as \$1,810. Adjusts yearly starting in year 3.
Monthly taxes and insurance	\$427	YES →	<ul style="list-style-type: none"> Estimated. Could increase over time.

Cautions

Can loan features trigger higher or additional payments?

Increasing loan amount	NO
Balloon payment	NO
Prepayment penalty	NO

Comparisons

Use these additional measures to compare this loan with others.

Annual Percentage Rate	5.59% expresses interest and costs over 30 years.
In 5 Years	\$19,761 is the loan amount you have paid off in 5 years after paying \$79,993.

Projected Payments

Expect to make these payments.

AT CLOSING	YEARS 1 – 2	YEARS 3 – 8	YEARS 9 – 30
\$10,060 Estimated Closing Costs See details on back.	\$1,280 a month Includes \$427 estimated taxes and insurance.	\$1,280 to \$2,237 a month Estimated total monthly payment. Includes \$427 estimated taxes and insurance.	\$1,170 to \$2,127 a month Estimated total monthly payment. Includes \$317 estimated taxes and insurance.
+ \$24,000 Down Payment These amounts will be adjusted for credits and deposits.			

Loan Estimate Details

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

LOAN ID # 1330172608

Estimated Closing Costs		
A	Origination Fee.	This fee cannot change. Includes <u>0</u> points (\$0) \$2,000
B	Required services and costs you cannot shop for.	Services Required by the Lender • These services include appraisal (\$300) and credit report (\$18) provided by lender-related companies: SCR Appraisal and HBR Credit Inc. • Total cannot be higher than \$953 at closing. Government Charges \$2,015
C	Required services you can shop for. If you choose another provider, these amounts may vary.	Title Services, Lender's Title Insurance, and Settlement Agent \$1,745 Pest Inspection \$90 Homeowner's Insurance \$637
D	Non-required services. You choose to shop for and purchase these services.	Owner's Title Insurance \$650 Home Warranty \$550
E	Advance charges you pay at closing.	Escrow and prepaid property taxes and assessments \$633 Escrow for insurance \$649 Prepaid Interest (15 days @ 2.5%, \$15/day) \$225
F	Total Closing Costs	A + B + C + D + E \$10,060
G	Credits from Lender or Seller	0
H	Amount of Total Closing Costs to be Financed	0
I	ESTIMATED AMOUNT YOU WILL PAY AT CLOSING (F - G - H)	\$10,060

Is an Escrow Account Required?

- YES, your monthly payment includes monthly taxes and insurance.
 NO, you must pay your taxes and insurance yourself.

Is Mortgage Insurance Required?

- YES, this loan requires mortgage insurance.
 NO, this loan does not require mortgage insurance.

Will You Make Your Payments to Us?

- YES, we intend to service your loan.
 NO, we intend to assign, sell, or transfer servicing of your loan.

Appraisal

We will promptly give you a free copy of any written property appraisals or valuations. You will receive the copy even if the loan does not close.

Important Dates

This estimate expires on **06/02/2011 at 3:00 PM**. After this time, the loan features and closing costs on this form may not be available.

Adjustable Interest Rate Information

Index	Prime
Margin	2.5%
Lifetime Maximum Rate	10%
Lifetime Minimum Rate	2.5%

Cap on Interest Rate Changes

At First Change	3%
At Subsequent Changes	3%

Change Frequency

First Change: 2 years from loan date
Subsequent Changes: Every year after first change

BEECH BANK

4321 Random Boulevard
Somecity, ST 54321

LOAN ID # 1330172608
LOAN OFFICER Joe Smith
PHONE 555-123-4444
EMAIL joesmith@beechbank.com
NMLS ID# 01234567

Loan Estimate

LOAN AMOUNT	\$221,000	DATE EXPIRES	05/18/2011 06/02/2011 at 3:00 PM
LOAN TYPE	30 year fixed rate	APPLICANT	Jane Johnson
PURPOSE	Purchase	PROPERTY	456 Avenue A Anytown, ST 12345
PROGRAM	Conventional		

Key Loan Terms

Can key loan terms change after closing?

Interest rate	5%	NO	
Monthly loan payment	\$1,186.38	NO	
Monthly taxes and insurance	\$461	YES	• Estimated. Could increase over time.

Cautions

Can loan features trigger higher or additional payments?

Increasing loan amount	NO	
Balloon payment	NO	
Prepayment penalty	YES	As high as \$4,420 if you sell your home, refinance, or pay off the loan during the first 3 years.

Comparisons

Use these additional measures to compare this loan with others.

Annual Percentage Rate	5.68% expresses interest and costs over 30 years.
In 5 Years	\$18,059 is the loan amount you have paid off in 5 years after paying \$81,263.

Projected Payments

Expect to make these payments.

AT CLOSING	YEARS 1 – 9	YEARS 10 – 30
\$4,167 Closing Costs You Pay See details on back. + \$24,000 Down Payment These amounts will be adjusted for credits and deposits.	\$1,647 a month Includes \$461 estimated taxes and insurance.	\$1,479 a month Estimated total monthly payment. Includes \$293 estimated taxes and insurance.

Loan Estimate Details

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

LOAN ID # 1330172608

Estimated Closing Costs			
A	Origination Fee.	This fee cannot change. Includes <u>0</u> points (\$0)	\$1,000
B	Required services and costs you cannot shop for.	Services Required by the Lender • These services include appraisal (\$300) and credit report (\$18) provided by lender-related companies: SCR Appraisal and HBR Credit Inc. • Total cannot be higher than \$1,052 at closing.	\$956
		Government Charges	\$2,000
C	Required services you can shop for. If you choose another provider, these amounts may vary.	Title Services, Lender's Title Insurance, and Settlement Agent Pest Inspection Homeowner's Insurance	\$1,898 \$125 \$490
D	Non-required services. You choose to shop for and purchase these services.	Owner's Title Insurance Home Warranty	\$530 \$325
E	Advance charges you pay at closing.	Escrow and prepaid property taxes and assessments Escrow for insurance Prepaid Interest (15 days @ 5%, \$30.70/day)	\$633 \$749 \$461
F	Total Closing Costs	A + B + C + D + E	\$9,167
G	Credits from Lender or Seller		0
H	Amount of Total Closing Costs to be Financed		\$5,000
I	ESTIMATED AMOUNT YOU WILL PAY AT CLOSING (F - G - H)		\$4,167

Is an Escrow Account Required?

- YES, your monthly payment includes monthly taxes and insurance.
 NO, you must pay your taxes and insurance yourself.

Important Dates

This estimate expires on **06/02/2011 at 3:00 PM**. After this time, the loan features and closing costs on this form may not be available.

Is Mortgage Insurance Required?

- YES, this loan requires mortgage insurance.
 NO, this loan does not require mortgage insurance.

Will You Make Your Payments to Us?

- YES, we intend to service your loan.
 NO, we intend to assign, sell, or transfer servicing of your loan.

Appraisal

We will promptly give you a free copy of any written property appraisals or valuations. You will receive the copy even if the loan does not close.