

# JASMINE HOME LOANS

4321 Random Boulevard • Somecity, MA 54321

**DATE ISSUED** 09/12/2011

**LOAN ID #** 1330172608

Your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on **09/26/2011** at 3:00 p.m. EST.

## Loan Estimate

**APPLICANTS** James White and Jane Johnson  
**PROPERTY** 456 Avenue A, Anytown, MA 12345

**LOAN TERM** 30 years  
**PURPOSE** Refinance  
**PRODUCT** 7/1 Adjustable Rate  
**LOAN TYPE**  Conventional  FHA  VA

<b>Key Terms</b>		<b>Can this amount increase after closing?</b>	
<b>Loan Amount</b>	\$121,000	<b>NO</b>	
<b>Interest Rate</b>	3.75% for 7 years	<b>YES</b>	<ul style="list-style-type: none"> <li>• Adjusts <b>every year</b> starting in year 8</li> <li>• Can go as high as <b>9%</b> in year 10</li> <li>• See details on page 2</li> </ul>
<b>Monthly Loan Payment</b>  Principal and Interest Mortgage Insurance Taxes and Insurance	\$647.10  \$560.38 + \$86.72 see below	<b>YES</b>	<ul style="list-style-type: none"> <li>• Adjusts <b>every year</b> starting in year 8</li> <li>• Can go as high as <b>\$884</b> in year 10</li> </ul>
<b>Can this amount increase before closing?</b>			
<b>Cash to Close</b>  Includes Settlement Costs	\$5,451  \$3,540	<b>YES</b>	<ul style="list-style-type: none"> <li>• See details on page 2</li> </ul>
<b>Does the loan have these features?</b>			
<b>Prepayment Penalty</b>		<b>NO</b>	
<b>Balloon Payment</b>		<b>NO</b>	

## Projected Payments

MONTHLY LOAN PAYMENTS			
YEARS 1-7	YEAR 8	YEAR 9	YEARS 10-30
\$647.10	\$740 max \$588 min	\$868 max \$588 min	\$884 max \$588 min

**PLUS TAXES AND INSURANCE**  
Estimated \$266 a month to start.

- Escrow. Expect to pay \$913 for a total monthly payment to start (\$266 + \$647).  
 No escrow. You must pay your taxes and insurance separately from your loan payments.

## Comparisons

Use these measures to compare this loan with other loans.

<b>In 5 Years</b>	\$42,366	Total you will have paid in principal, interest, mortgage insurance and fees.
	\$12,007	Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	4.85%	This is not your interest rate. This rate expresses your costs over the loan term.
<b>Total Interest Percentage (TIP)</b>	79.7%	This rate is the total amount of interest that you will pay over the loan term as a percentage of your loan amount.

# Calculating Your Estimated Cash to Close

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<b>Origination Charges</b>	0 Points for the Interest Rate	\$ 0	
	Origination Fees to Lender	1,400	
	Lender Credits	0	
	<i>Once you lock the interest rate, the total for this section cannot increase at closing.</i>		<b>\$1,400</b>
<b>Services You Cannot Shop For</b>	Appraisal Fee	Credit Report Fee	+
	Lender's Attorney	Other Services Required by Lender	
	<i>The total for this section cannot be higher than \$937 at closing.</i>		<b>\$852</b>
<b>Services You Can Shop For</b>	Title Services Fee	\$ 685	
	Lender's Title Policy	303	
	Borrower's Attorney	300	
			+
	<i>The total for this section cannot be higher than \$1,417 at closing. But if you choose your own provider, the quoted price does not apply for that service.</i>		
<b>Taxes and Insurance</b>	Transfer Taxes	\$ 0	
	Recording Fees	175	
	Other Taxes and Government Fees	75	
			<b>\$1,288</b>
<b>Prepays and Escrow</b>	Prepaid Interest	\$ 12.60/day (15 days @ 3.75%)	
	Mortgage Insurance Premium	0	
	Homeowner's Insurance Premium (6 months)	415	
	Mortgage Insurance	\$ 86.72/month for 3 months	
	Homeowner's Insurance	\$ 69.00/month for 3 months	
	Tax & Assessments	\$196.52/month for 3 months	
	HOA/Condo/Co-op	\$ 0.00/month for 0 months	
			<b>\$604</b>
<b>Adjustments</b>	Down Payment/Funds from Borrower	\$ 0	
	Deposit	0	
	Cash to Borrower	0	
	Seller Credits	0	
	Other Credits and Adjustments	0	
	Closing Costs to be Financed	0	
			<b>\$0</b>
			=
			<b>Estimated Settlement Costs \$3,540</b>
			+
			<b>\$1,057</b>
			+
			<b>\$0</b>
			=
			<b>Estimated Cash to Close \$5,451</b>

## Adjustable Interest Rate Information

Index + Margin	LIBOR+ 4%
Initial Interest Rate	3.75%
Minimum/Maximum Interest Rate	4.25%/9%
<b>Limits on Interest Rate Changes</b>	
First Change	3%
Each Subsequent Change	2%
<b>Change Frequency</b>	
First Change	Beginning of 85th month
Each Subsequent Change	Every 12th month after first change