

CAMELLIA 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 <ul style="list-style-type: none"> <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 Camellia Savings Bank **NMLS ID**
LOAN OFFICER Joe Smith **NMLS ID** 76543210
PHONE 555-123-4444 **EMAIL** joesmith@camelliabank.com

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Costs and Taxes	
A. ORIGINATION CHARGES	
Points <u>1</u> %	\$1,710
Wire Transfer Fee	\$30
Verification Fee	\$75
Processing Fee	\$50
Underwriting Fee	\$150
Application Fee	\$25
B. SERVICES YOU CANNOT SHOP FOR	
Credit Report Fee	\$9
Appraisal Fee	\$305
Compliance Review Fee	\$3
Tax Status Research Fee	\$45
Flood Determination Fee	\$20
Tax Monitoring Fee	\$60
Warehousing Fee	\$52
Rush Fee	\$14
C. SERVICES YOU CAN SHOP FOR	
Lender's Title Policy	\$439
All Other Title Service Fees	\$1,017
Survey Fee	\$95
Borrower's Attorney Fee	\$400
Pest Inspection Fee	\$75
Structural Inspection Fee	\$37
D. TAXES AND OTHER GOVERNMENT FEES	
Transfer Taxes	\$1,425
Recording Fees	\$115

Future Costs Paid at Closing	
E. BILLS DUE AT CLOSING	
Mortgage Insurance Premium (<u>0</u> months)	\$0
Homeowner's Insurance Premium (<u>6</u> months)	\$525
Prepaid Interest (\$20 . 78 per day for 15 days)	\$312
F. PAYMENT INTO ESCROW FOR FUTURE BILLS	
Homeowner's Insurance	2 mo. at \$87.50 per month
Mortgage Insurance	2 mo. at \$86.93 per month
Tax & Assessment	2 mo. at \$222 per month
HOA/Condo/Co-op	0 mo. at \$0 per month
Estimated Closing Costs	
A + B + C +D	\$6,151
Lender Credits	\$0
Estimated Closing Costs	\$6,151
Cash Needed to Close	
Estimated Closing Costs	\$6,151
E + F	\$1,630
Down Payment (minus \$9,000 deposit)	\$10,000
Seller Credits	-\$0
Closing Costs to be Financed	-\$0
Cash Needed to Close	\$17,781

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