

# Settlement Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

## SETTLEMENT INFORMATION

**DATE** 2/21/2012  
**AGENT** ABC Settlement  
**FILE #** 01234  
**PROPERTY** 456 Avenue A  
 Anytown, TX 12345  
**SALE PRICE** \$240,000

## TRANSACTION INFORMATION

**BORROWER** James White and Jane Johnson  
 123 Anywhere Street, Apt 678  
 Anytown, TX 12345  
**SELLER** John Wilson  
 123 Somewhere Drive  
 Anytown, TX 12345  
**LENDER** Basswood Bank

## LOAN INFORMATION

**LOAN TERM** 30 years  
**PURPOSE** Purchase  
**PRODUCT** 5 Year Interest Only,  
 5/3 Adjustable Rate  
**LOAN TYPE**  Conventional  FHA  
 VA  \_\_\_\_\_  
**LOAN ID #** 1330172608  
**MIC #** 56789

## Loan Terms

## Can this amount increase after closing?

<b>Loan Amount</b>	\$216,500	<b>NO</b>
<b>Interest Rate</b>	4.375%	<b>YES</b> • Adjusts <b>every three years</b> starting in year 6 • Can go <b>as high as 8%</b> in year 9 • See <b>AIR table on page 4</b> for details
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments Below for Your Total Monthly Payment</i>	\$789.32	<b>YES</b> • Adjusts <b>every three years</b> starting in year 6 • Can go <b>as high as \$1,664</b> in year 9 • Includes <b>interest only</b> and <b>no principal</b> until year 6 • See <b>AP table on page 4</b> for details
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>	<b>NO</b>	
<b>Balloon Payment</b>	<b>NO</b>	

## Projected Payments

Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$789.32	\$1,266 min \$1,582 max	\$1,266 min \$1,664 max	\$1,266 min \$1,664 max
Mortgage Insurance	+ 164.18	+ 164.18	+ 164.18	+ —
Estimated Escrow <i>Amount Can Increase Over Time</i>	+ 699.50	+ 699.50	+ 699.50	+ 699.50
<b>Estimated Total Monthly Payment</b>	<b>\$1,653.00</b>	<b>\$2,130 – \$2,446</b>	<b>\$2,130 – \$2,528</b>	<b>\$1,966 – \$2,364</b>
<b>Escrow Information for Taxes, Insurance &amp; Assessments</b> <i>Amount Can Increase Over Time</i> <i>See Details on Page 4</i>	\$842.09 a month	<input checked="" type="checkbox"/> <b>Escrow.</b> Your escrow payment covers the taxes, insurance & assessments listed in Section G on page 2. You must pay for other property costs separately. <input type="checkbox"/> <b>No Escrow.</b> You must pay all of your taxes, insurance & assessments separately from your loan payments.		

## Closing Costs

<b>Cash to Close</b>	\$29,826.23	Closing Costs include \$6,409.00 in Settlement Fees. See details on page 2.
----------------------	-------------	--

# Closing Cost Details

Settlement Fees		Borrower-Paid At Closing	Seller-Paid At Closing	Paid by Others Before Closing
<b>A. Origination Charges</b>		<b>\$2,850.00</b>		
01 % of Loan Amount (Points)				
02 Broker Fee	to Friendly Mortgage Broker, Inc. by Lender			\$4,330.00
03 Desk Review Fee		\$150.00		
04 Loan Origination Fee		\$1,000.00		
05 Processing Fee		\$300.00		
06 Rate Lock Fee			\$525.00	
07 Underwriting Fee		\$800.00		
08 Verification Fee		\$75.00		
<b>B. Services Borrower Did Not Shop For</b>		<b>\$900.00</b>		
01 Appraisal Fee	to Local Appraisal Co.		\$305.00	
02 Credit Report Fee	to Credit Co.	\$30.00		
03 Document Preparation Fee	to Collateral Research Inc.	\$55.00		
04 Flood Determination Fee	to Collateral Research Inc.	\$35.00		
05 Flood Monitoring Fee	to Monitoring Services Inc.	\$10.00		
06 Lender's Attorney	to The Firm LLP	\$425.00		
07 Tax Monitoring Fee	to Monitoring Services Inc.	\$15.00		
08 Tax Status Research Fee	to Collateral Research Inc.	\$25.00		
09				
10				
<b>C. Services Borrower Did Shop For</b>		<b>\$2,659.00</b>		
01 Pest Inspection Fee	to Home Pest Co.	\$125.00		
02 Survey Fee	to ABC Surveys Co.	\$160.00		
03 Texas Title Guaranty Fee	to Texas Title Ins. Guar. Assn. by Lender	\$1.00		\$1.00
04 Title - Courier Fee	to Quick Delivery Co.	\$32.00		
05 Title - Lender's Policy	to Regional Title Co.	\$100.00		
06 Title - Owner's Policy	to Regional Title Co.	\$1,591.00		
07 Title - Settlement Agent Fee	to ABC Settlement Co.	\$425.00		
08 Title - Title Search	to Regional Title Co.	\$225.00		
Settlement Fees Subtotal (A + B + C)		\$5,579.00	\$830.00	
Lender Credits				
<b>D. TOTAL SETTLEMENT FEES (Borrower-Paid)</b>		<b>\$6,409.00</b>		

Settlement Costs				
<b>E. Taxes and Other Government Fees</b>		<b>\$152.00</b>		
01 Recording Fees	Deed: \$120.00 Mortgage: \$32.00	\$152.00		
02				
<b>F. Prepaids</b>		<b>\$2,543.48</b>		
01 Homeowner's Insurance Premium ( 12 mo.) to XYZ Ins. Co.		\$1,460.00		
02 Mortgage Insurance Premium ( mo.)				
03 Prepaid Interest \$26.31 per day from 2/21/12 to 2/29/12		\$210.48		
04 Property Taxes ( mo.)				
05 Windstorm Insurance Premium ( 12 mo.) to YYZ Ins. Co.		\$873.00		
<b>G. Initial Escrow Payment at Closing</b>		<b>\$2,793.50</b>		
01 HOA/Condo/Co-op	per month for mo.			
02 Homeowner's Insurance	\$121.67 per month for 3 mo.	\$365.01		
03 Mortgage Insurance	per month for mo.			
04 Property Taxes	\$505.08 per month for 3 mo.	\$1,515.24		
05 Property Tax Escrow Adjustment		\$695.00		
06 Windstorm Insurance	\$72.75 per month for 3 mo.	\$218.25		
07				
08 Aggregate Adjustment				
<b>H. Other Costs</b>		<b>\$1,635.31</b>		
01 \$6,000.00 to Reliable Realty Co. / \$6,000.00 to Realty Pros LLC			\$12,000.00	
02 HOA Processing Fee	to HOA Corp.	\$700.00		
03 Home Warranty	to XYZ Warranty Inc.	\$260.31		
04 Inspection Fee	to Inspector Home Co.			\$300.00
05 Mobile Signing Agent	to Quick Signing Co.	\$150.00		
06 Real Estate Broker Admin. Fee	to Reliable Realty Co.	\$200.00		
07 Structural Inspection Fee	to Home Engineering Corp.	\$325.00		
08				
Settlement Costs Subtotal (E + F + G + H)		\$7,124.29	\$0	
<b>I. TOTAL SETTLEMENT COSTS (Borrower-Paid)</b>		<b>\$7,124.29</b>		

Closing Costs Subtotal (Settlement Fees + Settlement Costs)	\$12,703.29	\$830.00	\$12,000.00	\$300.00	\$4,331.00
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$13,533.29</b>				

**Calculating Cash to Close**

Use this table to see what has changed from your Loan Estimate.

	<b>Estimate</b>	<b>Final</b>	<b>Did this Change?</b>
Total Closing Costs (J)	\$9,120	\$13,533.29	<b>YES</b> • See Total Settlement Fees (D) and Total Settlement Costs (I)
Closing Costs Subtotal Paid Before Closing	\$0	-\$830.00	<b>YES</b> • You paid these Closing Costs before closing
Closing Costs Financed	\$0	-\$5,500.00	<b>YES</b> • You included these closing costs in your loan amount, which increased your loan amount
Down Payment/Funds from Borrower	\$29,000.00	\$29,000.00	<b>NO</b>
Deposit	-\$5,000.00	-\$5,000.00	<b>NO</b>
Cash to Borrower	\$0	\$0	<b>NO</b>
Seller Credits	-\$1,000	-\$1,000	<b>NO</b>
Other Adjustments and Credits	\$0	-\$377.06	<b>YES</b> • See details in Sections K and L
<b>Cash to Close</b>	<b>\$32,120.00</b>	<b>\$29,826.23</b>	

**Summaries of Transactions**

Use this table to see a summary of your transaction.

**BORROWER'S TRANSACTION**

<b>K. Due from Borrower at Closing</b>		<b>\$253,170.79</b>
01	Sale Price of Property	\$240,000.00
02	Sale Price of Any Personal Property Included in Sale	
03	Subtotal Closing Costs Paid at Closing by Borrower	\$12,703.29
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes	to
10	County Taxes	to
11	Assessments	to
12	HOA Dues	2/21/12 to 5/31/12 \$467.50
13		
14		
15		
16		
<b>L. Paid Already or on Behalf of Borrower at Closing</b>		<b>\$223,344.56</b>
01	Deposit	\$5,000.00
02	Borrower's Loan Amount	\$216,500.00
03	Existing Loan(s) Assumed or Taken Subject to	
04		
05		
06		
07		
08	Seller Credit	\$1,000.00
09		
Other Credits		
10		
11		
12		
Adjustments for Items Unpaid by Seller		
13	City/Town Taxes	1/1/12 to 2/21/12 \$844.56
14	County Taxes	to
15	Assessments	to
16		
17		
18		

**CALCULATION**

Total Due from Borrower at Closing (K)	\$253,170.79
Total Paid Already or on Behalf of Borrower at Closing (L)	-\$223,344.56
<b>Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$29,826.23</b>

**SELLER'S TRANSACTION**

<b>M. Due to Seller at Closing</b>		<b>\$240,467.50</b>
01	Sale Price of Property	\$240,000.00
02	Sale Price of Any Personal Property Included in Sale	
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes	to
10	County Taxes	to
11	Assessments	to
12	HOA Dues	2/21/12 to 5/31/12 \$467.50
13		
14		
15		
16		
<b>N. Due from Seller at Closing</b>		<b>\$93,007.43</b>
01	Excess Deposit	
02	Subtotal Closing Costs Paid at Closing by Seller	\$12,000.00
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	\$79,162.87
05	Payoff of Second Mortgage Loan	
06		
07		
08	Seller Credit	\$1,000.00
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes	1/1/12 to 2/21/12 \$844.56
15	County Taxes	to
16	Assessments	to
17		
18		
19		

**CALCULATION**

Total Due to Seller at Closing (M)	\$240,467.50
Total Due from Seller at Closing (N)	-\$93,007.43
<b>Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller</b>	<b>\$147,460.07</b>

# Additional Information About This Loan

## Loan Disclosures

### Assumption

If you sell or transfer this property to another person, your lender

will allow, under certain conditions, this person to assume this loan on the original terms.

will not allow assumption of this loan.

### Demand Feature

Your loan

has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

does not have a demand feature.

### Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

have the option of making monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

do not have a negative amortization feature.

### Partial Payment Policy

Your lender will

accept payments that are less than the full amount due (partial payments). Partial payments will be applied:

not accept partial payments.

If this loan is sold, your new lender may have a different policy.

### Security Interest

You are granting a security interest in 456 Avenue A, Anytown, TX 12345.

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### Escrow Account Information

**For now,** your loan

will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed in Section G on page 2 for you. Your lender may be liable for penalties and interest for failing to make a payment. Without an escrow account, you would pay these costs directly, possibly in one or two large payments a year.

#### Year 1 Property Costs

Initial Escrow Payment	\$2,793.50	The payment in Section G on page 2 is a cushion for the escrow account.
Monthly Escrow Payment	\$699.50	The amount included in your total monthly payment.
Escrowed Property Costs	\$8,394.00	Estimated total amount over year 1 for the costs listed in Section G on page 2.
Non-Escrowed Property Costs	\$1,711.08	Estimated total amount over year 1 for the non-escrowed property costs listed below. You may have other property costs.

will not have an escrow because  you declined an account  
 your lender does not offer escrow accounts. You must directly pay your property costs, such as property taxes and homeowner's insurance.

#### Estimated Costs

Year 1, Estimated Property Costs		Without an escrow account, you would pay these costs directly, possibly in one or two large payments a year.
Fee for No Escrow Account		

Contact your lender to ask whether your loan can have an escrow account.

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly unless you create a new escrow account. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may

- add the amounts to your loan balance,
- add an escrow account to your loan, or
- require you to pay for property insurance that the lender buys on your behalf, which likely would be more expensive and provide fewer benefits than what you could buy on your own.

## Adjustable Payment (AP) Table

Interest Only Payments?	YES for your first 60 payments
Optional Payments?	NO
Step Payments?	NO
<b>Monthly Principal and Interest Payments</b>	
First Change/Amount	\$1,266 – \$1,582 starting at 61st payment
Subsequent Changes	Every three years
Maximum Payment	\$1,664 starting at 108th payment

## Adjustable Interest Rate (AIR) Table

Index + Margin	LIBOR + 4%
Initial Interest Rate	4.375%
Minimum/Maximum Interest Rate	5%/8%
<b>Change Frequency</b>	
First Change	Beginning of 61st month
Subsequent Changes	Every 36th month after first change
<b>Limits on Interest Rate Changes</b>	
First Change	3%
Subsequent Changes	3%

## Loan Calculations

<b>Total of Payments.</b> The amount you will have paid after you have made all 360 payments as scheduled.	\$704,172.58
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$239,364.26
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charges.	\$212,989.52
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	5.61%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	99.01%
<b>Approximate Cost of Funds (ACF).</b> The approximate cost of the funds used to make this loan. This is not a direct cost to you.	1.22%



**Questions?** If you have questions about the loan terms and costs on this form, contact your lender. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore).

## Other Disclosures

### Appraisal

If you paid for a written appraisal or valuation of the property, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- other ways you can default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and be liable for debt remaining after the foreclosure. You may want to consult a lawyer for more information.

state law does not protect you from liability for the unpaid balance.

### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

### Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

## Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Basswood Bank	Friendly Mortgage Broker Inc.	Reliable Realty Co.	Realty Pros	ABC Settlement
<b>Address</b>	4321 Lone Star Blvd. Somecity, TX 54321	1234 Armadillo Ave. Somecity, TX 54321	1776 Longhorn St. Ste 405 Anytown, TX 12345	3456 Mockingbird Ave. Anytown, TX 12345	5432 Bluebonnet Blvd. Ste 405 Somecity, TX 54321
<b>NMLS ID</b>	121212	222222			
<b>Contact</b>	Jimmie Gilmore	Stevie Vaughan	Kerry Livgren	Steve Walsh	Nancy Wilson
<b>Loan Officer NMLS ID</b>	493789	394784			
<b>Email</b>	jgilmore@basswoodbank.com	svaughan@frndlymtgbrkr.com	klivgren@RRealty.com	swalsh@realtypros.com	nwilson@ABCsettlement.com
<b>Phone</b>	222-3333-4444	333-444-5555	444-555-6666	555-666-7777	666-777-8888

## Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to complete this transaction because you have signed or received this form.

Applicant Signature

Date

Applicant Signature

Date