

TILA-RESPA Integrated Disclosures

H-24(H) Mortgage Loan Transaction Loan Estimate –
Modification to Loan Estimate for PACE Financing Transaction
Model Form

This is a blank model form of the Loan Estimate required under 12 CFR § 1026.37 with modifications permitted for PACE financing transactions. This form provides one variation of page one, four variations of page two, and four variations of page three, reflecting the variable content requirements in 12 CFR § 1026.37.

Loan Estimate

DATE ISSUED

APPLICANTS

PROPERTY

EST. PROP. VALUE

LOAN TERM

PURPOSE

PRODUCT

LOAN TYPE Conventional FHA VA _____

LOAN ID #

RATE LOCK

 NO YES, until

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on

Loan Terms

Can this amount increase after closing?

Loan Amount	
Interest Rate	
Annual Principal & Interest <i>See Projected Payments below for your Estimated Total Annual Payment</i>	
	Does the loan have these features?
Prepayment Penalty	
Balloon Payment	

Projected Payments	
Payment Calculation	
Principal & Interest	
Fees & Other Amounts	
Estimated Total Annual Payment	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	<p>This estimate includes</p> <ul style="list-style-type: none"> <input type="checkbox"/> PACE payment <input type="checkbox"/> Property Taxes (not including PACE loan) <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <p><i>Your PACE loan will be part of your property tax payment. If you have a mortgage with an escrow account, the PACE loan will increase your escrow payment. Contact your mortgage servicer for what you will owe and when.</i></p>

Costs at Closing

Estimated Closing Costs	Includes in Loan Costs + in Other Costs – in Lender Credits. See details on page 2.
Estimated Cash to Close	Includes Closing Costs. See Calculating Cash to Close on page 2 for details <input type="checkbox"/> From <input type="checkbox"/> To Borrower

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges

% of Loan Amount (Points)

Other Costs

E. Taxes and Other Government Fees

Recording Fees and Other Taxes

Transfer Taxes

F. Prepaids

Homeowner's Insurance Premium (___ months)

Mortgage Insurance Premium (___ months)

Prepaid Interest (___ per day for ___ days @ ___)

Property Taxes (___ months)

B. Services You Cannot Shop For

G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

H. Other

C. Services You Can Shop For

I. TOTAL OTHER COSTS (E + F + G + H)

J. TOTAL CLOSING COSTS

D + I

Lender Credits

Calculating Cash to Close

Loan Amount

Total Closing Costs (J)

Estimated Total Payoffs and Payments

Estimated Cash to Close From To Borrower

Estimated Closing Costs Financed

(Paid from your Loan Amount)

D. TOTAL LOAN COSTS (A + B + C)

Closing Cost Details

Loan Costs

A. Origination Charges

% of Loan Amount (Points)

B. Services You Cannot Shop For

C. Services You Can Shop For

D. TOTAL LOAN COSTS (A + B + C)

Other Costs

E. Taxes and Other Government Fees

Recording Fees and Other Taxes

Transfer Taxes

F. Prepays

Homeowner's Insurance Premium (___ months)

Mortgage Insurance Premium (___ months)

Prepaid Interest (___ per day for ___ days @ ___)

Property Taxes (___ months)

G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

H. Other

I. TOTAL OTHER COSTS (E + F + G + H)

J. TOTAL CLOSING COSTS

D + I

Lender Credits

Calculating Cash to Close

Loan Amount

Total Closing Costs (J)

Estimated Total Payoffs and Payments

Estimated Cash to Close From To Borrower

Estimated Closing Costs Financed

(Paid from your Loan Amount)

Adjustable Payment (AP) Table

Interest Only Payments

Optional Payments?

Step Payments

Seasonal Payments

Monthly Principal and Interest Payments

First Change/Amount

Subsequent Changes

Maximum Payment

Closing Cost Details

Loan Costs

A. Origination Charges

% of Loan Amount (Points)

B. Services You Cannot Shop For

C. Services You Can Shop For

D. TOTAL LOAN COSTS (A + B + C)

Other Costs

E. Taxes and Other Government Fees

Recording Fees and Other Taxes

Transfer Taxes

F. Prepaids

Homeowner's Insurance Premium (__ months)

Mortgage Insurance Premium (__ months)

Prepaid Interest (per day for days @)

Property Taxes (__ months)

G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

H. Other

I. TOTAL OTHER COSTS (E + F + G + H)

J. TOTAL CLOSING COSTS

D + I

Lender Credits

Calculating Cash to Close

Loan Amount

Total Closing Costs (J)

Estimated Total Payoffs and Payments

Estimated Cash to Close From To Borrower

Estimated Closing Costs Financed

(Paid from your Loan Amount)

Adjustable Interest Rate (AIR) Table

Index + Margin

Initial Interest Rate

Minimize/Maximize Interest Rate

Change Frequency

First Change/Amount

Subsequent Changes

Limits on Interest Rate Changes

First Change

Subsequent Changes

Closing Cost Details

Loan Costs

A. Origination Charges

% of Loan Amount (Points)

B. Services You Cannot Shop For

C. Services You Can Shop For

D. TOTAL LOAN COSTS (A + B + C)

Other Costs

E. Taxes and Other Government Fees

Recording Fees and Other Taxes

Transfer Taxes

F. Prepays

Homeowner's Insurance Premium (__ months)

Mortgage Insurance Premium (__ months)

Prepaid Interest (per day for days @)

Property Taxes (__ months)

G. Initial Escrow Payment at Closing

Homeowner's Insurance per month for mo.

Mortgage Insurance per month for mo.

Property Taxes per month for mo.

H. Other

I. TOTAL OTHER COSTS (E + F + G + H)

J. TOTAL CLOSING COSTS

D + I

Lender Credits

Calculating Cash to Close

Loan Amount

Total Closing Costs (J)

Estimated Total Payoffs and Payments

Estimated Cash to Close **From** **To Borrower**

Estimated Closing Costs Financed

(Paid from your Loan Amount)

Adjustable Payment (AP) Table

Interest Only Payments

Optional Payments?

Step Payments

Seasonal Payments

Monthly Principal and Interest Payments

First Change/Amount

Subsequent Changes

Maximum Payment

Adjustable Interest Rate (AIR) Table

Index + Margin

Initial Interest Rate

Minimize/Maximize Interest Rate

Change Frequency

First Change/Amount

Subsequent Changes

Limits on Interest Rate Changes

First Change

Subsequent Changes

Additional Information About This Loan

LENDER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

PACE COMPANY
NMLS/_LICENSE ID
EMAIL
PHONE

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

Late Payment

If your property tax payment is late, you may be subject to penalties and late fees established by your property tax collector.

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.

Selling the Property

If you sell the property, the buyer or their mortgage lender may require you to pay off the PACE loan as a condition of the sale.

Servicing

You will pay your PACE loan as part of your property tax payment. If you have a mortgage with an escrow account that includes your property tax payments, contact your mortgage servicer for what you will owe and when. If you do not have a mortgage with an escrow account, you will pay your taxing authority directly.

Confirm Receipt

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

Applicant Signature

Date

Co-Applicant Signature

Date

Additional Information About This Loan

LENDER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

PACE COMPANY
NMLS/_LICENSE ID
EMAIL
PHONE

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Late Payment	If your property tax payment is late, you may be subject to penalties and late fees established by your property tax collector.
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.
Selling the Property	If you sell the property, the buyer or their mortgage lender may require you to pay off the PACE loan as a condition of the sale.
Servicing	You will pay your PACE loan as part of your property tax payment. If you have a mortgage with an escrow account that includes your property tax payments, contact your mortgage servicer for what you will owe and when. If you do not have a mortgage with an escrow account, you will pay your taxing authority directly.

Confirm Receipt

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

Applicant Signature

Date

Co-Applicant Signature

Date

Additional Information About This Loan

LENDER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

PACE COMPANY
NMLS/_LICENSE ID
EMAIL
PHONE

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

Late Payment

If your property tax payment is late, you may be subject to penalties and late fees established by your property tax collector.

Loan Acceptance

You do not have to accept this loan because you have received this form or signed a loan application.

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.

Selling the Property

If you sell the property, the buyer or their mortgage lender may require you to pay off the PACE loan as a condition of the sale.

Servicing

You will pay your PACE loan as part of your property tax payment. If you have a mortgage with an escrow account that includes your property tax payments, contact your mortgage servicer for what you will owe and when. If you do not have a mortgage with an escrow account, you will pay your taxing authority directly.

Additional Information About This Loan

LENDER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

MORTGAGE BROKER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

PACE COMPANY
NMLS/_LICENSE ID
EMAIL
PHONE

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Late Payment	If your property tax payment is late, you may be subject to penalties and late fees established by your property tax collector.
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.
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.
Selling the Property	If you sell the property, the buyer or their mortgage lender may require you to pay off the PACE loan as a condition of the sale.
Servicing	You will pay your PACE loan as part of your property tax payment. If you have a mortgage with an escrow account that includes your property tax payments, contact your mortgage servicer for what you will owe and when. If you do not have a mortgage with an escrow account, you will pay your taxing authority directly.