

HONEYLOCUST BANK

4321 Random Boulevard • Somecity, PA 54321

Save this Loan Estimate to compare with your final Settlement Disclosure.

Loan Estimate

DATE ISSUED 12/1/2011
APPLICANTS James White and Jane Johnson
123 Anywhere Street, Apt 678
Anytown, PA 12345
PROPERTY 456 Avenue A, Anytown, PA 12345
LOAN ID # 1330172608

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA
RATE LOCK NO YES, until 1/30/2012 at 3:00 p.m. EST.
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 12/15/2011 at 3:00 p.m. EST.

Loan Terms		Can this amount increase after closing?
Loan Amount	\$104,975	NO
Interest Rate	4.375%	NO
Monthly Principal & Interest <i>See Projected Payments Below for Your Total Monthly Payment</i>	\$524.13	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments		Years 1-5	Years 6-30
Payment Calculation		Years 1-5	Years 6-30
Principal & Interest		\$524.13	\$524.13
Mortgage Insurance	+ 32		—
Estimated Escrow <i>Amount Can Increase Over Time</i>	+ 301		+ 301
Estimated Total Monthly Payment	\$857		\$825
Information about Escrow for Taxes, Insurance & Assessments <i>Amount Can Increase Over Time</i>	\$301 a month	<input checked="" type="checkbox"/> Escrow. Your escrow payment covers the taxes, insurance & assessments listed in Section F on page 2. You must pay for other property costs separately. <input type="checkbox"/> No Escrow. You must pay all of your taxes, insurance & assessments separately from your loan payments.	

Closing Costs	
Estimated Cash to Close	\$25,101

Closing Costs include \$5,170 in estimated Settlement Fees. See details on page 2.

Calculating Settlement Fees

A. Origination Charges	\$2,769
.875 Points (% of Loan Amount)	\$919
Underwriting Fee	\$675
Processing Fee	\$300
Verification Fee	\$200
Rate Lock Fee	\$525
Desk Review Fee	\$150
B. Services You Cannot Shop For	\$865
Flood Determination Fee	\$35
Tax Status Research Fee	\$50
Appraisal Fee	\$275
Credit Report Fee	\$30
Lender's Attorney	\$300
Title – Closing Protection Letter	\$75
Appraisal Management Company Fee	\$100
C. Services You Can Shop For	\$1,536
Pest Inspection Fee	\$125
Survey Fee	\$150
Title – PA Combined Title Services Fee	\$979
Title – Settlement Agent Fee	\$250
Title – Courier Fee	\$32
Total Settlement Fees	\$5,170
A + B + C	\$5,170
Lender Credits	-\$0

Limits on Increases: Generally, charges in A and Transfer Taxes in D cannot increase, and the total of the charges in B, C, and Recording Fees in D cannot increase by more than 10%. We will notify you if a change causes an increase above these limits.

Calculating Settlement Costs

D. Taxes and Other Government Fees	\$2,840
Transfer Taxes	\$2,470
Recording Fees	\$370
Other Taxes and Government Fees	\$0
E. Prepaids	\$464
Property Taxes (0 months)	\$0
Homeowner's Insurance Premium (12 months)	\$375
Mortgage Insurance Premium (0 months)	\$0
Prepaid Interest (\$12.76 per day for 7 days @ 4.375%)	\$89
F. Initial Escrow Payment at Closing	\$902
Property Taxes	\$269.44 per month for 3 mo.
Homeowner's Insurance	\$31.25 per month for 3 mo.
Mortgage Insurance	\$0 per month for 0 mo.
Flood Insurance	\$0 per month for 0 mo.
HOA/Condo/Co-op	\$0 per month for 0 mo.
G. Other Costs	\$200
Real Estate Broker Administration Fee	\$200
Total Settlement Costs (D + E + F + G)	\$4,406
Calculating Cash to Close	
Total Settlement Fees (A + B + C – Lender Credits)	\$5,170
Total Settlement Costs (D + E + F + G)	\$4,406
Down Payment/Funds from Borrower	\$18,525
Deposit	-\$3,000
Cash to Borrower	-\$0
Seller Credits	-\$0
Other Credits and Adjustments	-\$0
Closing Costs to be Financed	-\$0
Estimated Cash to Close	\$25,101

Additional Information About This Loan

LENDER Honeylocust Bank
NMLS ID 111111
LOAN OFFICER John Smith
NMLS ID 487493
EMAIL jsmith@honeylocustbank.com
PHONE 111-222-3333

MORTGAGE BROKER
NMLS ID
LOAN OFFICER
NMLS ID
EMAIL
PHONE

Comparisons		Use these measures to compare this loan with other loans.	
In 5 Years		\$38,538	Total you will have paid in principal, interest, mortgage insurance, and fees. \$9,465 Principal you will have paid off.
Annual Percentage Rate (APR)		4.76%	This is not your interest rate. This rate expresses your costs over the loan term.
Total Interest Percentage (TIP)		79.75%	This rate is the total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

- Appraisals** We will promptly give you a copy of any written property appraisals or valuations that you pay for, even if the loan does not close.
- Assumption** If you sell or transfer this property to another person, we
 will allow, under certain conditions, this person to assume this loan on the original terms.
 will not allow this person to assume this loan on the original terms.
- Homeowner's Insurance** This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
- Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.
- Refinance** Refinancing this loan will depend on your future financial situation and market conditions. We cannot guarantee that you will be able to refinance this loan.
- Servicing** We intend to service your loan. You will make your payments to us.
 We intend to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You don't have to accept this loan, even if you have signed or received this form.

Applicant Signature

Date

Applicant Signature

Date