

FICUS BANK

4321 Random Boulevard • Somecity, MD 54321

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 2/3/2012
APPLICANTS James White and Jane Johnson
 123 Anywhere Street, Apt 678
 Anytown, MD 12345
PROPERTY 456 Avenue A, Anytown, MD 12345
SALE PRICE \$240,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT 5 Year Interest Only, 5/3 Adjustable Rate
LOAN TYPE Conventional FHA VA
LOAN ID # 1330172608
RATE LOCK NO YES, until 3/29/2012 at 3:00 p.m. EDT.
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 2/18/2012 at 3:00 p.m. EDT.

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$211,000	NO	
Interest Rate	4.375%	YES	<ul style="list-style-type: none"> • Adjusts every three years starting in year 6 • Can go as high as 8% in year 9 • See AIR table on page 2 for details
Monthly Principal & Interest <i>See Projected Payments Below for Your Total Monthly Payment</i>	\$769.27	YES	<ul style="list-style-type: none"> • Adjusts every three years starting in year 6 • Can go as high as \$1,622 in year 9 • Includes interest only and no principal until year 6 • See AP table on page 2 for details
Does the loan have these features?			
Prepayment Penalty	NO		
Balloon Payment	NO		

Projected Payments				
Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$769.27 <i>interest only</i>	\$1,233 min \$1,542 max	\$1,233 min \$1,622 max	\$1,233 min \$1,622 max
Mortgage Insurance	+ 107	+ 107	+ 107	+ —
Estimated Escrow <i>Amount Can Increase Over Time</i>	+ 533	+ 533	+ 533	+ 533
Estimated Total Monthly Payment	\$1,409	\$1,873–\$2,182	\$1,873–\$2,262	\$1,766–\$2,155
Estimated Taxes, Insurance & Assessments <i>Amount Can Increase Over Time</i>	\$533 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	In escrow? YES YES	

Cash to Close		
Estimated Cash to Close	\$32,120	Includes \$9,120 in Closing Costs (\$4,527 in Loan Costs + \$4,593 in Other Costs). See details on page 2.

Visit www.consumerfinance.gov/learnmore for general information and tools.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges	\$2,850	E. Taxes and Other Government Fees	\$152
% of Loan Amount (Points)	\$0	Recording Fees and Other Taxes	\$152
Desk Review Fee	\$150	Transfer Taxes	\$0
Loan Origination Fee	\$1,000		
Processing Fee	\$300		
Rate Lock Fee	\$525		
Underwriting Fee	\$675		
Verification Fee	\$200		
B. Services You Cannot Shop For	\$820	F. Prepays	\$1,205
Appraisal Fee	\$305	Homeowner's Insurance Premium (<u>12</u> months)	\$1,000
Credit Report Fee	\$30	Mortgage Insurance Premium (<u>0</u> months)	\$0
Flood Determination Fee	\$35	Prepaid Interest (\$25.64 per day for 8 days @ 4.375%)	\$205
Lender's Attorney	\$400	Property Taxes (<u>0</u> months)	\$0
Tax Status Research Fee	\$50		
C. Services You Can Shop For	\$857	G. Initial Escrow Payment at Closing	\$1,600
Pest Inspection Fee	\$125	Flood Insurance	\$0 per month for 0 mo.
Survey Fee	\$150	HOA/Condo/Co-op	\$0 per month for 0 mo.
Title – Courier Fee	\$32	Homeowner's Insurance	\$83.33 per month for 3 mo.
Title – Lender's Title Policy	\$100	Mortgage Insurance	\$0 per month for 0 mo.
Title – Settlement Agent Fee	\$300	Property Taxes	\$450.00 per month for 3 mo.
Title – Title Search	\$150		\$1,350
D. TOTAL LOAN COSTS (A + B + C)	\$4,527	H. Other	\$1,636
		Real Estate Broker Administration Fee	\$200
		Title – Owner's Title Policy (optional)	\$1,436
		I. TOTAL OTHER COSTS (E + F + G + H)	\$4,593
		J. TOTAL CLOSING COSTS	\$9,120
		D + I	\$9,120
		Lender Credits	– \$0
		Calculating Cash to Close	
		Total Closing Costs (J)	\$9,120
		Closing Costs Financed (Included in Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$29,000
		Deposit	– \$5,000
		Funds for Borrower	\$0
		Seller Credits	– \$1,000
		Other Adjustments and Credits	\$0
		Estimated Cash to Close	\$32,120

Adjustable Payment (AP) Table	
Interest Only Payments?	YES for your first 60 payments
Optional Payments?	NO
Step Payments?	NO
Monthly Principal and Interest Payments	
First Change/Amount	\$1,233 – \$1,542 at 61st payment
Subsequent Changes	Every three years
Maximum Payment	\$1,622 starting at 108th payment

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

Additional Information About This Loan

LENDER	Ficus Bank	MORTGAGE BROKER	Friendly Mortgage Broker Inc.
NMLS ID	111111	NMLS ID	222222
LOAN OFFICER	Joe Smith	LOAN OFFICER	Jim Taylor
NMLS ID	487493	NMLS ID	394784
EMAIL	jsmith@ficusbank.com	EMAIL	jtaylor@frndlymtgbrkr.com
PHONE	111-222-3333	PHONE	333-444-5555

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$58,539	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$0	Principal you will have paid off.
Annual Percentage Rate (APR)	5.30%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	99.01%	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.

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.

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.

Servicing

We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.