

CLOSING DISCLOSURE

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

Transaction Information

Borrower	John Smith and Jane Smith	Lender	Texas Home Bank
	456 Test Street		
	Austin, TX 78701		
Seller	ABC Builder Corporation	Loan Information	
	1234 Builder Drive	Loan Term	30 years
	Dallas, TX 75201	Purpose	Purchase
		Product	Fixed Rate
		Loan Type	■ Conventional ■ FHA ■ VA
		Loan ID #	TEST123456

Loan Terms

Loan Amount	\$285,000	Can this amount increase after closing?
		NO
Interest Rate	7.875%	NO
Monthly Principal & Interest	\$2,098.45	NO

Costs at Closing

Closing Costs: \$12,847.50
Cash to Close: \$68,247.50

Closing Cost Details

A. Origination Charges: \$4,275.00
- Origination Fee (1.5% of loan amount): \$4,275.00

B. Services Borrower Did Not Shop For: \$1,250.00
- Appraisal Fee: \$650.00
- Credit Report Fee: \$45.00

- Flood Certification: \$35.00
- Tax Service Fee: \$520.00

C. Services Borrower Did Shop For: \$2,850.00

- Title Insurance: \$1,200.00
- Settlement Fee: \$750.00
- Survey Fee: \$450.00
- Home Inspection: \$450.00

H. Other Costs: \$4,472.50

- Builder Closing Cost Credit: \$0.00 (PROMISED: \$3,000)
- Recording Fees (Buyer Paying): \$125.00
- Transfer Tax (Buyer Paying): \$1,425.00
- HOA Setup Fee (Buyer Paying): \$350.00
- Warranty Fee (Buyer Paying): \$750.00
- Additional Title Fees (Buyer Paying): \$1,822.50

Real Estate Commissions

- Real Estate Commission to ABC Realty (Seller Agent): \$17,100.00
- Buyer Agent Commission: NOT LISTED

SUMMARY OF ISSUES:

1. Builder ABC Corporation promised \$3,000 closing cost credit - NOT PROVIDED
2. Buyer paying fees typically paid by seller/builder
3. No buyer agent representation identified
4. Excessive origination fee: 1.5% (\$4,275) vs typical 1.0%