

CLOSING DISCLOSURE

This form is a statement of final loan terms and closing costs.

Transaction Information

Borrower: Michael Rodriguez and Maria Rodriguez
Property: 789 Oak Lane, Houston, TX 77001
Sale Price: \$425,000
Loan Amount: \$340,000

CLOSING COSTS BREAKDOWN

A. ORIGATION CHARGES: \$8,500.00

- Origination Fee (2.5% of loan): \$8,500.00 ■■ EXCESSIVE
- Typical range: 0.5-1.0% (\$1,700-\$3,400)

B. LENDER FEES: \$2,850.00

- Processing Fee: \$895.00 ■■ HIGH
- Underwriting Fee: \$1,200.00 ■■ HIGH
- Application Fee: \$500.00
- Document Preparation: \$255.00

C. TITLE AND SETTLEMENT: \$4,250.00

- Title Insurance: \$1,800.00 ■■ HIGH
- Settlement Fee: \$1,250.00 ■■ HIGH
- Title Search: \$650.00
- Document Recording: \$350.00
- Notary Fee: \$200.00

D. JUNK FEES: \$1,485.00

- Administrative Fee: \$395.00
- File Management Fee: \$275.00
- Courier Fee: \$185.00
- Document Review Fee: \$325.00
- Compliance Fee: \$305.00

TOTAL EXCESSIVE FEES: \$17,085.00

MARKET COMPARISON:

- Typical total lender fees: \$3,000-\$5,000
- Your total lender fees: \$11,350.00

- OVERAGE: \$6,350-\$8,350
- Typical title/settlement: \$1,500-\$2,500
- Your title/settlement: \$4,250.00
- OVERAGE: \$1,750-\$2,750