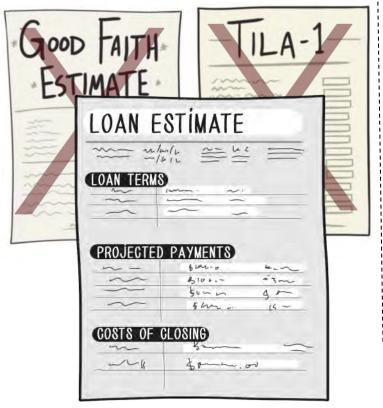


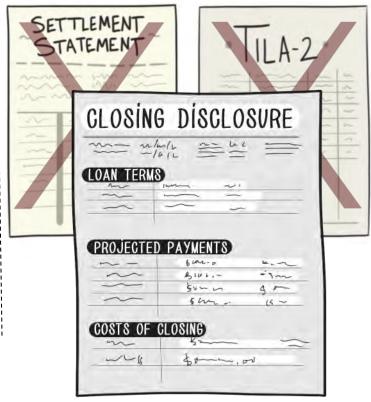
The New Loan Estimate & Closing Disclosure Explained

A look at the different sections of each new form and explanations of each page.



Know before you close.



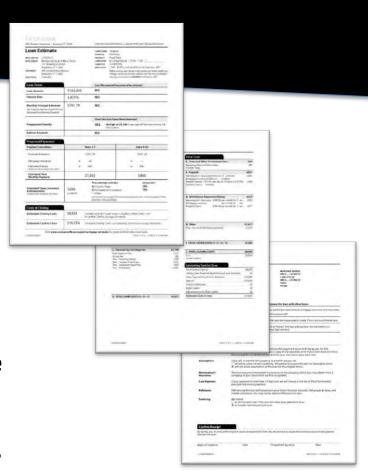




Know before you close.

Loan Estimate | At-a-Glance

- The new form is 3 pages long
- New form replaces the GFE and Early TILA
- The creditor is not allowed to revise and redisclose if charges go up or down prior to the closing
- Creditor errors are not legitimate reasons for revising Loan Estimates



Loan Estimate | pg.1

- Basic Information
- Loan Terms
- Projected Payments
- Costs at Closing



4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 2/15/2013

APPLICANTS Michael Jones and Mary Stone

123 Anywhere Street Anytown, ST 12345

PROPERTY 456 Somewhere Avenue Anytown, 5T 12345

SALE PRICE \$180,000

LOAN ESTIMATE

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate

LOAN TYPE ■ Conventional □ FHA □ VA □ LOAN ID # 123456789

RATE LOCK □ NO X YES, until 4/16/2013 at 5:00 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 3/4/2013 at 5:00 p.m. EDT

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$761.78	NO
		Does the loan have these features?
Prepayment Penalty		 As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-7	Years 8-30
Principal & Interest	\$761.78	\$761.78
Mortgage Insurance	+ 82	+ -
Estirnated Escrow Amount can increase over time	+ 206	+ 206
Estimated Total Monthly Payment	\$1,050	\$968
	This estimate includes	In escrow?

Estimated Taxes, Insurance & Assessments Amount can increase over time	\$206 a month	This estimate includes IN Property Taxes IN Homeowner's Insurance ☐ Other: See Section G on page 2 for escrowed proproperty costs separately.	In escrow? YES YES YES perty costs. You must pay for other
--	------------------	---	--

Costs at Closing		
Estimated Closing Costs	\$8,054	Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$16,054	Includes Closing Costs, See Calculating Cash to Close on page 2 for details.

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

PAGE 1 OF 3 + LOAN ID #123466789

Loan Estimate | pg.2

- Loan Costs
- Other Costs
- Calculating Cash to Close

Closing Cost Details

Loan Costs	
A. Origination Charges	\$1,802
.25 % of Loan Amount (Points)	\$405
Application Fee	\$300
Underwriting Fee	\$1,097

Other Costs	
E. Taxes and Other Government Fees	\$85
Recording Fees and Other Taxes Transfer Taxes	\$85
F. Prepaids	\$867
Homeowner's Insurance Promium (6 months) Mortgage Insurance Promium (months)	\$605
Prepaid Interest (\$17.44 per day for 15 days @ 3.875%) Property Taxes (months)	\$262

B. Services You Cannot Shop For	\$672
Appraisal Fee	\$405
Credit Report Fee	530
Flood Determination Fee	\$20
Flood Monitoring Fee	537
Tax Monitoring Fee	575
Tax Status Research Fee	5110

G. Initial Escrow Payme	nt at Closing	\$413
Homeowner's Insurance Mortgage Insurance	\$100.83 per month for 2 mo. per month for mo.	\$202
Property Taxes	\$105.30 per month for 2 mo.	\$211

H. Other	\$1,600
Title - Owner's Title Policy (optional)	\$1,600

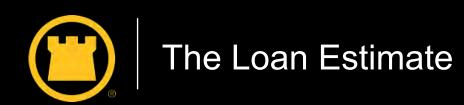
C. Services You Can Shop For	\$1,850
Pest Inspection Fee Survey Fee	\$135 \$65
Title - Escrow Services	\$1150
Title - Lender's Title Policy	\$500

J. TOTAL CLOSING COSTS	\$7,289
D+I	\$7,289

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

Total Closing Costs (J)	\$7,289
Closing Costs Rhanced (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$18,000
Deposit	- \$10,000
Funds for Borrower	\$0
Seller Credits	90
Adjustments and Other Credits	50
Estimated Cash to Close	\$15,289

D. TOTAL LOAN COSTS (A + B + C)	\$4,324



Alphabetical Order

- Cost descriptions in each section must be listed in alphabetical order

Title Insurance and Settlement Charges

- The description of each fee related to title insurance or settlement (escrow) must be preceded by "Title -"

Closing Cost Details

Loan Costs

A. Origination Charges 25 % of Loan Amount (Points) Application Fee Underwriting Fee

B. Services You Cannot Shop For

Appraisal Fee Credit Report Fee Flood Determination Fee Flood Monitoring Fee Tax Monitoring Fee Tax Status Research Fee

C. Services You Can Shop For

Pest Inspection Fee Survey Fee Title – Escrow Services Title – Lender's Title Policy

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

Loan Costs

 A. Origination Charges
 \$1,802

 .25 % of Loan Amount (Points)
 \$405

 Application Fee
 \$300

 Underwriting Fee
 \$1,097

B. Services You Cannot Shop For	\$672
Appraisal Fee	\$405
Credit Report Fee	\$30
Flood Determination Fee	\$20
Flood Monitoring Fee	\$32
Tax Monitoring Fee	\$75
Tax Status Research Fee	\$110

C. Services You Can Shop For	\$1,850
Pest Inspection Fee	\$135
Survey Fee	\$65
Title – Escrow Services	\$1150
Title - Lender's Title Policy	\$500

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

LOAN ESTIMATE

LOAN





The Loan Estimate

Owner's Title Insurance Rules

- If to be paid by borrower, must show "(optional)" in description

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u.	•	-			• 5	31	w

E. Taxes and Other Government Fees	\$85
Recording Fees and Other Taxes Transfer Taxes	\$85
F. Prepaids	\$867
Homeowner's Insurance Premium (6 months) Mortgage Insurance Premium (months)	\$605
Prepaid Interest (\$17.44 per day for 15 days @ 3.875%) Property Taxes (months)	\$262

Closing Cost Details

Loan Costs

A. Origination Charges

.25 % of Loan Amount (Points)
Application Fee
Underwriting Fee

G. Initial Escrow Payment at Closing		
Homeowner's Insurance	\$100.83 per month for 2 mo.	\$202
Mortgage Insurance	per month for mo.	
Property Taxes	\$105.30 per month for 2 mo.	\$211

B. Services You Cannot Shop For

Appraisal Fee Credit Report Fee Flood Determination Fee Flood Monitoring Fee Tax Monitoring Fee Tax Status Research Fee

H. Other	\$1,600
Title - Owner's Title Policy (optional)	\$1,600

C. Services You Can Shop For

Pest Inspection Fee Survey Fee Title – Escrow Services Title – Lender's Title Policy

I. TOTAL OTHER COSTS (E+F+G+H)	\$2,965

J. TOTAL CLOSING COSTS

Estimated Cash to Close

D+I \$7,289 Lender Credits

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

Calculating Cash to Close	
Total Closing Costs (J)	\$7,289
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$18,000
Deposit	- \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0

LOAN ESTIMATE



\$15,289

\$7,289

Loan Estimate | pg.3

- Comparisons
- Other Considerations
- **Confirm Receipt**

Additional Information About This Loan

LENDER NMLS/ LICENSE ID

EMAIL

PHONE

Ficus Bank

LOAN OFFICER NMLS/ LICENSE ID

Joe Smith 12345

joesmith@ficusbank.com 123-456-7890

MORTGAGE BROKER NMLS/_LICENSEID LOAN OFFICER NMLS/_ LICENSE ID

EMAIL PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	\$56,582 Total you will have paid in principal, interest, mortgage insurance, and loan cost \$15,773 Principal you will have paid off.
Annual Percentage Rate (APR)	4,274% Your costs over the loan term expressed as a rate. This is not your interest rate
Total Interest Percentage (TIP)	69.45% 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.

x will not allow assumption of this loan on the original terms.

Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a

Insurance company of your choice that we find acceptable.

If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly Late Payment

principal and interest payment.

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

to service your loan. If so, you will make your payments to us.

x to transfer servicing of your loan.

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.

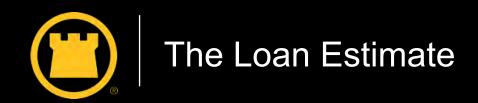
Applicant Signature Date

Co-Applicant Signature

Date

LOAN ESTIMATE

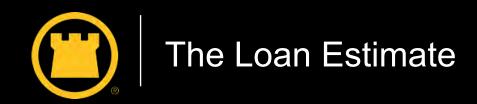
PAGE 3 OF 3 - LOAN ID #123456789



Receiving the Loan Estimate

- Lender must deliver within three business days of the lender's receipt of an "application"
- Application automatically occurs when lender receives six pieces of information:
 - Borrower(s) Name(s)
 - Income
 - Social Security Number(s)
 - Property Address
 - Estimated Value of Property
 - Mortgage Loan Amount





Receiving the Loan Estimate

- Except for credit report, no fees chargeable until after Loan Estimate is provided
- Lender must attach separate <u>Provider List</u> similar to that currently used with the GFE
 - Must include all services which the borrower may need for the transaction (not just items for loan)



The Loan Estimate

The Provider List

Additional Details for Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service	Estimate	Provider We Identified	Contact Information	
Pest Inspection Fee	\$135	Pest Co.	Jane Polk 123 Avenue A Anytown, ST 12345 janep⊕pestco.com 111-222-3333	
Survey Fee	565	Surveyor LLC	Bill Barnes 456 Avenue B Anytown, ST 12341 billb@surveyorllc.com 111-333-4444	
Title - Lender's Title Policy	\$500	Chicago Title	Joanna Campbell 789 Avenue C	
Title – Escrow Services	\$1150		Anytown, ST 12333 joannac@ct.com 222-444-5555	
Title - Lender's Title Policy	\$1,700	Delta Title Inc.	Frank Fields 321 Avenue D	
Title - Escrow Services	\$1,300		Anytown, ST 12321 frankf@deltatitle.com	
Title - Other Title Services	\$350		222-444-6666	
	11000			

APPLICANTS: Michael Jones and Mary Stone

DATE ISSUED: 2/15/2013

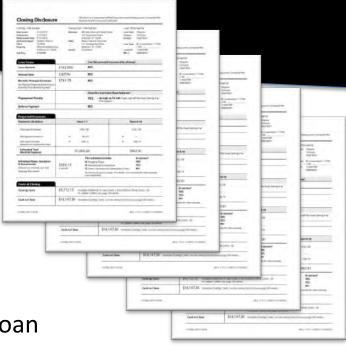
LOAN ID # 123456789



Know before you close.

Closing Disclosure | At-a-Glance

- The new form is 5 pages long
- New form replaces the TILA and HUD-1
- One closing disclosure is required for each loan
- Charge descriptions on both the loan estimate and closing disclosure must match



- **Basic Information**
- **Loan Terms**
- **Projected Payments**
- Costs at Closing

Closing Disclosure

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

Closing Information	Transaction Information
material agreement	manager and address to

4/15/2013 Gosing Date 4/15/2013 4/15/2013

Property

Sale Price

Chicago Title 12-3456 456 Somewhere Ave Anytown, ST 12345

123 Anywhere Street Anytown, ST 12345 Steve Cole and Amy Doe 321 Somewhere Drive

Flous Bank

Anytown, ST 12345

Michael Jones and Mary Stone

Loan Information

Loan Term 30 years Purchase Fixed Rate

■ Conventional □FHA O AVO 123456789 000654321

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$162,000	NO	
Interest Rate	3.875%	NO	
Monthly Principal & Interest See Projected Payments below for your Estimated Tatel Monthly Payment	\$761.78	NO	

Estimated Total Monthly Payment	
	Does the loan have these features?
Prepayment Penalty	YES • As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment	NO

Projected Payments					
Payment Calculation	Years 1-7		Years 8-30		
Principal & Interest		\$761.78		\$761.78	
Mortgage Insurance	+	82.35	+	-	
Estimated Escrow Amount can increase over time	+	206.13	+	206.13	
Estimated Total Monthly Payment	\$	1,050.26	4	\$967.91	
Estimated Taxes, Insurance & Assessments Amount can increase over time	\$356.13 a month	This estimate includes The Property Taxes The Homeowner's Insurance Other: Homeowner's Associa	tion Dues	In escrow? YES YES NO	
See page 4 for details		See Former Account on more & for	datale tour	must now for other amount	

Costs at Closing		
Closing Costs	\$7,912.10	Includes \$3,894.05 in Loan Costs + \$4,018.05 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$13,097.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details

costs separately

CLOSING DISCLOSURE PAGE 1 OF 5 - LOAN ID # 123456789

- **Loan Costs**
- **Other Costs**



Loan Costs		The second secon	or-Paid	Sollor-	Paid by Others	
			Bafore Closing	At Closing	Bafore Closing	Dullers
A. Origination Charges			2.00			
0.25 % of Loan Amount (Point)	5)	\$405.00				
Application Fee		\$300.00				
Underwriting Fee		\$1,097.00				
D4.						
05						
DE.						
07						
DE SOL					_	
B. Services Borrower Did Not Sh		\$23	6.55	-		
Of Appraisal Fee	to John Smith Appraisers Inc.		470000			\$405.0
0.7 Credit Report Fee	to information inc.	20000	\$29.80			
13 Flood Determination Fee	to Info Co.	\$20.00				
04 Flood Monitoring Fee	to Info Co.	\$31.75				
05 Tax Monitoring Fee	to Info Co.	\$75.00				
06 Tax Status Research Fee	to Info Co.	\$80.00				
07						
GE .						
(1)						
10.		1				
C. Services Borrower Did Shop F		\$1,55	.50			
Pest inspection Fee	to Pests Co.	\$120.50				
II. Survey Fon	to Surveys Co.	\$85.00				
III Title - Escrow Services	to Chicago Title	\$1150.00				
04 Title - Lander's Title Policy	to Attorney Agent	\$500.00				
20						
DE .						
07						
05						
D. TOTAL LOAN COSTS (Borrows	r-Paid)	\$3,86	M.05			
	r-Paid)	\$3,80 \$3,864.25	M.05 \$29.80			
D. TOTAL LOAN COSTS (Borrows	r-Paid)					
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C)	r-Paid)					
D. TOTAL LOAN COSTS (Borrows Loan Costs Subiotals (A + B + C) Other Costs		\$3,864.25	\$29.80			
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government I	Fees	\$3,864.25				
D. TOTAL LOAN COSTS (Borrowe Loan Costs Subtotals (A + B + C) Other Costs E Taxes and Other Government (Recording Fees	Fees Dead: \$40.00 Mortgage: \$45.00	\$3,864.25	\$29.80	+950 pg		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs: E. Taxes and Other Government (a) Recording Fees Transfer Tax	Fees	\$3,864.25 \$85.00	\$29.80 5.00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government I Il Recording Fees D. Transfer Tax F. Propalds	Fees Dead: \$40.00 Mortgage: \$45.00 to Any State	\$3,864.25 \$85.00 \$2,17	\$29.80	\$950.00		
D. TOTAL LOAN COSTS (Borrowe Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government (Recording Fees D. Transfer Tax F. Prepales Of Homeowner's Insurance Premis Of Homeowner's Insurance Premis	Pees Dead: \$40.00 Mortgage: \$45.00 to Any State um (12 mo.) to insurance Co.	\$3,864.25 \$85.00	\$29.80 5.00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government (1) Recording Fees D. Transfer Tax F. Prepaids Of Homeowner's Insurance Premium (1) Mortgage Insurance Premium (1)	Fees Dead: \$40.00 Mortgage: \$45.00 to Any State um (12 mo.) to Insurance Co.	\$3,864.25 \$85,00 \$2,17 \$1,209.96	\$29.80 5.00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees Transfer Tax F. Prepaids Horneowner's Insurance Premis Mortgage Insurance Premis Prepaid Interest (\$177.44 per d Prepaid Interest (\$177.44 per d	Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to insurance Co. mo.) ay from 4/15/13 to 5/1/13)	\$3,864.25 \$85,985,00 \$1,209.96 \$279.04	\$29.80 5.00	\$950.00		
D. TOTAL LOAN COSTS (Borrowe Loan Costs Subtotals (A + B + C) Chicol Costs E. Taxes and Other Government (Recording Fees D. Transfer Tax F. Prepaids Homeowner's Insurance Premium (Mortgage Insurance Premium) Prepaid Intraret (1977.44 per 1974) Proparty Taxes (6 mo.) to Any	Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to insurance Co. mo.) ay from 4/15/13 to 5/1/13)	\$3,864.25 \$85,00 \$2,17 \$1,209.96	\$29.80 5.00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A+B+C) Other Costs E. Taxes and Other Government of Recording Fees 2. Transfer Tax E. Prepaids Of Homeowner's Insurance Premium of Mortgage Insurance Premium of Prepaid Interest (\$17.44 per d Property Taxes (\$ mog to Any	Pees Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to Insurance Co. mo.) ay from 4/15/13 to 5/1/13) County USA	\$3,864.25 \$85,00 \$2,17 \$1,209.96 \$2779.04 \$631.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrowe Loan Costs Subtotals (A + B + C) Chicol Costs E. Taxes and Other Government (Recording Fees D. Transfer Tax F. Prepaids Homeowner's Insurance Premium (Mortgage Insurance Premium) Prepaid Intraret (1977.44 per 1974) Proparty Taxes (6 mo.) to Any	Pees Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to Insurance Co. mo.) ay from 4/15/13 to 5/1/13) County USA	\$3,864.25 \$85,985,00 \$1,209.96 \$279.04	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A+B+C) Other Costs E. Taxes and Other Government of Recording Fees 2. Transfer Tax E. Prepaids Of Homeowner's Insurance Premium of Mortgage Insurance Premium of Prepaid Interest (\$17.44 per d Property Taxes (\$ mog to Any	Pees Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to insurance Co. mo.) yet from 4/15/13 to 5/1/13) County USA ing 3 per month for 2 mo.	\$3,864.25 \$85,00 \$2,17 \$1,209.96 \$2779.04 \$631.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees D. Transfer Tax E. Propalds Homeowner's insurance Premium Propald Interest (\$17.44 per d Property Taxes (6 mo.) to Any G. Inittal Escrow Payment at Clos	Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to Insurance Co. mo.) ya from 4/15/13 to 5/1/13) County USA	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees D. Transfer Tax F. Propaids Homeowner's insurance Premium (Prepaid Interest (\$17.44 per d Proparty Taxes (6 mog to Any D. G. Initial Excross Payment at Cles Homeowner's Insurance \$100.8:	Pees Deed: \$40.00 Mortgage: \$45.00 to Any State um(12 mo.) to insurance Co. mo.) yet from 4/15/13 to 5/1/13) County USA ing 3 per month for 2 mo.	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees Transfer Tax F. Prepaids Of Homeowner's Insurance Premium Prepaid Interest \$17.44 per d Prepaid Interest \$17.44 per d Prepaid Interest \$17.45 per d \$1.55	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80 \$431.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees D. Transfer Tax E. Propalds Homeowner's insurance Premium (Propald Interest (517.44 per d Proparty Taxes (6 mo.) to Any G. Initial Escrow Payment at Clos Homeowner's insurance \$100.8: Homeowner's insurance \$100.8: Homeowner's insurance \$100.8: Homeowner's insurance \$100.8: Horporty Taxes (50.8)	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80 \$431.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees Transfer Tax F. Prepaids Of Homeowner's Insurance Premium Prepaid Interest \$17.44 per d Prepaid Interest \$17.44 per d Prepaid Interest \$17.45 per d \$1.55	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80 \$431.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees D. Transfer Tax E. Propalds Homeowner's insurance Premium (Propald Interest (517.44 per d Proparty Taxes (6 mo.) to Any G. Initial Escrow Payment at Clos Homeowner's insurance \$100.8: Homeowner's insurance \$100.8: Homeowner's insurance \$100.8: Homeowner's insurance \$100.8: Horporty Taxes (50.8)	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80 \$431.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrowe Loan Costs Subtotals (A + B + C) Cither Costs E. Taxes and Other Government in the Costs of Recording Fees 1) Iterated Tax E. Propalds Nortgage Insurance Premix Of Mortgage Insurance Premix Property Taxes (6 mo.) to Any of the Costs of the C	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,209.96 \$279.04 \$631.80 \$431.80	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government if Recording Fees 2. Transfer Tax F. Prepalds 01 Homeowner's Insurance Premium of Prepald Interest (\$17.44 per d DP Property Taxes (6 mog to Any 03. G. Intitial Excrow Payment at Clos 11 Homeowner's insurance \$100.8: 12 Homeowner's insurance 13 Property Taxes \$105.3: 14 Mortgage Insurance 15 Property Taxes \$105.3: 15 Property Taxes \$105.3: 16 Property Taxes \$105.3: 17	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,200.96 \$2770.04 \$637.80 \$411.60 \$210.60	\$29.80 .00	\$950.00		
D. TOTAL LOAN COSTS (Borrowe Loan Costs Subtotals (A + B + C) Cither Costs E. Taxes and Other Government in the Costs of Recording Fees D. Transfer Tax E. Propados Horneowner's Insurance Premis D. Mortgage Insurance Premis Propado Insurance Premis Propado Insurance Premis Propado Insurance Premis Propado Insurance (5 mog to Ary D. Horneowner's Insurance \$100.8: Horneowner's Insurance \$100.8: Horneowner's Insurance \$100.8: Property Taxes \$10.8: Property Taxes \$105.3: Add P	Deed: \$40.00 Mortgage: \$45.00 to Any State mo.) so insurance Co. mo.) say from 4/15/13 to 5/1/13) County USA age month for 2 mo. per month for mo.	\$3,864.25 \$85.00 \$2,17 \$1,200.96 \$2770.04 \$637.80 \$411.60 \$210.60	\$29.80 .00 20.80	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government if Recording Fees D. Transfer Tax F. Prepalds Homeowner's Insurance Premium (Prepald Interest (\$17.44 per d Property Taxes (6 mog to Any D. Homeowner's Insurance \$100.8: Homeowner's Insurance \$100.8: Mortgage Insurance \$100.8: Mortgage Insurance \$100.8: Mortgage Insurance \$100.8: Property Taxes \$105.3: Aggregate Adjustment H. Other H. Other	Deed: \$40.00 Mortgage: \$45.00 to Any State um (12 mo.) to insurance Co. mo.) ya from 4/15/13 to 5/1/13) County USA ing 3 per month for 2 mo. per month for 2 mo. 0 per month for 2 mo.	\$3,864.25 \$85.00 \$2,11,209.96 \$279.04 \$637.80 \$41,201.66 \$210.60	\$29.80 .00 20.80	\$950.00		
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government i Recording Fees D. Transfer Tax F. Propads Homeowner's Insurance Premium Propade Insurance Premium Frequel Interest (\$17.44 per d Property Taxes (6 mo.) to Any Mortgage Insurance 2 (100.8) Homeowner's Insurance \$100.8 Ho Acquired Adjustment H. Other H. Other	Pees Dead: \$40.00 Mortgage: \$45.00 to Any State um (12 mo.) to insurance Co. mo.) syltom 4/15/13 to 5/1/13) County USA larg 3 per month for 2 mo. per month for 2 mo. 0 per month for 2 mo.	\$3,864.25 \$85.00 \$1,209.36 \$279.04 \$631.80 \$411.60 \$210.60	\$29.80 .00 20.80	\$950.00	\$750,000	
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government if Recording Fees Transfer Tax F. Prepaids Of Homeowner's Insurance Premium Prepaid Interest (\$17.44 per d) Prepaid Interest (\$10.85 d) Homeowner's Insurance \$100.85 Initial Excrow Payment at Cles Mortgage Insurance Property Taxes \$105.31 Mortgage Insurance Property Taxes \$105.31 De Aggregate Adjustment H. Other H. Other H. Other	Pees: Dead: \$40.00 Mortgage: \$45.00 to Any State am (12 mo.) to insurance Co. mo.) ya from A/15/13 to 5/1/13) County USA ang 3 per month for 2 mo. per month for 2 mo. 0 per month for 2 mo. to HOA Acre Inc. to HOA Acre Inc. to HOA Acre Inc. to Engineers Inc.	\$3,864.25 \$85.00 \$2,11 \$1,209.96 \$431.80 \$431.66 \$210.60 -0.01 \$1,40 \$500.00 \$1500.00	\$29.80 .00 20.80	\$950.00	\$750.00	
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government I Il Recording Fees D. Transfer Tax E. Propalds Homeowner's insurance Premium (I) Propald Inturest (17744 per d III) Proparty Taxes (18 mo.) to Any Commonwer's insurance (100.8) Homeowner's insurance (100.8)	Deed: \$40.00 Mortgage: \$45.00 to Any State am(12 mo.) to Insurance Co. mo.) yatrom 4/15/13 to 5/1/13) County USA ang 3 per month for 2 mo. per month for 2 mo. per month for 2 mo. to HOA Acro Inc. to HOA Acro Inc. to Briginees Inc. to XYZ Warranty Inc.	\$3,864.25 \$85.00 \$2,11 \$1,209.96 \$431.80 \$431.66 \$210.60 -0.01 \$1,40 \$500.00 \$1500.00	\$29.80 .00 20.80	\$450,00	\$750.00	
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government if Recording Fees Transfer Tax F. Prepaids Of Homeowner's Insurance Premium Prepaid Interest (\$17.44 per d) Prepaid Interest (\$10.85 d) Homeowner's Insurance \$100.85 Initial Excrow Payment at Cles Mortgage Insurance Property Taxes \$105.31 Mortgage Insurance Property Taxes \$105.31 De Aggregate Adjustment H. Other H. Other H. Other	Pees: Dead: \$40.00 Mortgage: \$45.00 to Any State am (12 mo.) to insurance Co. mo.) ya from A/15/13 to 5/1/13) County USA ang 3 per month for 2 mo. per month for 2 mo. 0 per month for 2 mo. to HOA Acre Inc. to HOA Acre Inc. to HOA Acre Inc. to Engineers Inc.	\$3,864.25 \$85.00 \$2,11 \$1,209.96 \$431.80 \$431.66 \$210.60 -0.01 \$1,40 \$500.00 \$1500.00	\$29.80 .00 20.80		\$750.00	
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government if Recording Fees D. Transfer Tax F. Prepalds Homeowner's Insurance Premium of Prepald Interest (\$17.44 per d Property Taxes (\$ mog to Any D. Homeowner's Insurance \$100.8: Homeowner's Insurance Prepald Interest (\$17.64 per d Property Taxes (\$ mog to Any D. Homeowner's Insurance D. Howeowner's Insurance D. Howeowner's Insurance D. Homeowner's Insurance D. Homeowner	Dead: \$40.00 Mortgage: \$45.00 to Any State am (12 mo.) to insurance Co. mo.) by from 4/15/13 to 5/1/13 (County USA age as per month for 2 mo. per month for 2 mo. per month for 2 mo. to HOA Acro Inc. to HOA Acro Inc. to Engineers inc. to XYZ Warranty Inc. to Anjan Real Estate Broker to Omega Real Estate Broker	\$3,864.25 \$85.00 \$2,11 \$1,209.96 \$431.80 \$431.66 \$210.60 -0.01 \$1,40 \$500.00 \$1500.00	\$29.80 .00 20.80	\$450.00 \$5,700.00 \$5,700.00	\$750.00	
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Cither Costs E. Taxes and Other Government if Recording Fees Transfer Tax F. Prepaids Horneowner's Insurance Premis Mortgage Insurance Premis Prepaid Insurance Premis Propaid Insurance Premis Propaid Insurance Premis Proparty Taxes (6 mo.) to Any G. Initial Excrow Payment at Clos Horneowner's Insurance \$100.8: Horneowner's Insurance \$100	Deed: \$40.00 Mortgage: \$45.00 to Any State Im (12 mo.) to Insurance Co. mo.) ay from 415/13 to 5/1/13) County USA ang 3 per month for 2 mo. per month for mo. 0 per month for 2 mo. to HOA Acro Inc. to HOA Acro Inc. to Engineers Inc. to XYZ Warranty Inc. to Alpha Real Estatio Broker	\$3,864.25 \$85.00 \$2,11 \$1,209.96 \$431.80 \$431.66 \$210.60 -0.01 \$1,40 \$500.00 \$1500.00	\$29.80 .00 20.80	\$450.00 \$5,700.00	\$750.00	
D. TOTAL LOAN COSTS (Borrows Loan Costs Subtotals (A + B + C) Other Costs E. Taxes and Other Government if Recording Fees D. Transfer Tax E. Propalds Homeowner's insurance Premium (I) Propald interest (ST744 per did Properly Taxes (I) Final to Any C. Initial Escrow Payment at Clos Homeowner's insurance \$100.8: Howeowner's insurance \$	Deed: \$40.00 Mortgage: \$45.00 to Any State Im (12 mo.) to Insurance Co. mo.) 29 yet month for 2 mo. per month for 2 mo. per month for 2 mo. per month for 2 mo. to HOA Acro Inc. to HOA Acro Inc. to HOA Acro Inc. to Engineers Inc. to Athan Roal Estate Broker to Omaga Roal Estate Broker to Athan Roal Estate Broker	\$3,864.25 \$85.00 \$2,11 \$1,209.96 \$431.80 \$431.66 \$210.60 -0.01 \$1,40 \$500.00 \$1500.00	\$29.80 .00 .00 .030	\$450.00 \$5,700.00 \$5,700.00	\$750.00	

\$7,912.1				
\$7,882.30	\$29.80	\$14,400,00	\$750.00	\$405.00
	\$7,912.1 \$7,882.30	\$7,912.10 \$7,882.30 \$29.80	\$7,912.10 \$7,88230 \$29.80 \$14,400.00	\$7,912.10 \$7,88230 \$29.80 \$14,400.00 \$750.00

CLOSING DISCLOSURE

PAGE 2 OF 5 - LOAN ID # 123456789

Loan Costs	Borrower-Faid At Closing Before Closing \$1,862,00		Seller-Paid At Closing Helost Closing		Paid by Others
A. Origination Charges					
0) 0.75 % of Loan Amount (Points)	\$405.00				
7 Application Fee	\$300.00				
Underwriting Fee	\$1,097.00				
04					
DS .					

PAGE 2 OF 5 + LOAN ID + 125456789

Loan Costs		Borrow At Closing	er-Paid Before Closing	Selle At Clasina	Paid by Others	
A. Origination Charges		\$1.80			Before Closing	
01 0.25 % of Loan Amount (Points)		\$405.00		st Descr	intions	
0.2 Application Fee		\$300.00		St Desci	iptions	
P3 Underwriting Fee		\$1,097.00	Mu	ist be subs	tantially	
04						
ns-			Sin	illar to des	cription on	
Alphabetical Order			Loa	n Estimate	4	
07			LUC	III EStilliate		
08						
B. Services Borrower Did Not Shop For		\$23	6.55			
01 Appraisal Fee to Jo	hn Shith Appraisers Inc.					\$405.
	ormation Inc.	THE THOUGHT	\$29.80			- 6100
03 Flood Determination Fee to Inf	o Co.	\$20.00				
04 Flood Monitoring Fee to Info	o Co.	\$31.75				
05 Tax Monitoring Fee to Inf	o Co.	\$75.00				
05 Tax Status Research Fee to Infi	o Co.	\$80.00				
67	"Ti+l	e-" designation	n on all	Title and	Sattlama	nt Foo
08	Title	e- designation	on on an	ille allu	Settleme	iit i ee.
09						
10						
C. Services Borrower Did Shop For		\$1,55	5.50			
101 Pest Inspection Fee to Pe	sts Co.	\$120.50				
02 Survey Fee to Su	rveys Co.	\$85.00				
	cago Title	\$1150.00			tial a Dulla	
04 Title - Lender's Title Policy to Att	torney Agent	\$500.00	\leftarrow	enaer's	Title Rule	
DS .						
OG.						
07						
OS:						
D. TOTAL LOAN COSTS (Borrower-Paid)		\$3,89	94.05			
Loan Costs Subtotals (A + B + C)		\$3,864.25	\$29.80	-		

CLOSING DISCLOSURE

Deed: \$40.00

per month for mo.

to HOA Acre Inc.

to HOA Acre Inc.

to Engineers Inc.

to XYZ Warranty Inc.

to Attorney Agent

to Alpha Real Estate Broker

to Omega Real Estate Broker

\$105.30 per month for 2 ma.

to Any State

DI Homeowner's Insurance Premium (12 mo.) to Insurance Co.

03 Prepaid Interest (\$17.44 per day from 4/15/13 to 5/1/13)

D1 Homeowner's Insurance \$100.83 per month for 2 mo.

Mortgage: \$45.00

Closing Cost Details

Loan Cos	ts			orrower-Petd sing Before Closing	Seller-Paid At Closing Before Closing		Paid by Others
A. Originat	ton Charges		1 1 2 10	\$1,802.00			
01: 0.75 % c	of Loun Amount (Points)			05.00			
67 Applicati 55 Underwe	ting Fee			97.00			
04							
465	20				3 =		
\$85.	.00						5405.0
\$85.00		11.0000000			_		316300
		\$950.00			-2		
\$2,12	0.80						
\$1,209.96							
\$279.04							
\$631.80							
	75				3		
\$412	.25						
\$201.66					_		
4210 CD							
\$210.60					_		
					_		
	-						
					_		
-0.01			-		0.00		
\$1,40	0.00		-				
\$500.00	0.00	1	-				
\$150.00	-						
\$750.00			\$750.00		_		
\$730.00		\$450.00	3730,00		_		
		\$5,700.00			_		
		\$5,700.00			_		
+		\$1,600.00					
		\$1,000.00					
54,01	8.05				-0		
\$4,018.05	-	1					
24,010.03	1				0.00	\$750.00	
					0.00		
\$7,91	2.10				0.00		
\$7,882.30	\$29.80	\$14,400.00	\$750.00	\$405.00		i i	

J. TOTAL CLOSING COSTS (Borrower-Paid)	\$7,912.1				
Closing Costs Subtotals (D + I)	\$7,882.30	\$29.80	\$14,400.00	\$750.00	\$405.00
Lender Credits					

CLOSING DISCLOSURE

Other Costs

17 Transfer Tax

F. Prepaids

01 Recording Fees

E. Taxes and Other Government Fees

(III Mortgage Insurance Premium (mo.)

G. Initial Escrow Payment at Closing

07 Mortgage Insurance

06 Aggregate Adjustment

IOA Processing Fee

04 Home Warranty Fee

(IB) Home Inspection Fee

05 Real Estate Commission

Real Estate Commission

07 Title - Owner's Title Insurance

I. TOTAL OTHER COSTS (Borrower-Paid)
Other Costs Subtotals (E + F + G + H)

□ HOA Capital Contribution

03 Property Taxes

05

04 Property Taxes (6 mo.) to Any County USA

PAGE 2 OF 5 - LOAN ID # 123456789

PAGE 2 OF 5 - LOAN ID + 125456789

CLOSING DISCLOSURE

- Calculating Cash to Close
- **Summaries of Transactions**

Summary of Transactions –

a summary of the transaction similar to page 1 of the HUD-1 Settlement form

Calculating Cash to Close	Use this tabl	e to see what i	as change	d from your Loan Estimate.	
THE RESERVE TO SERVE	Loan Estimate	Final	Did this change?		
Total Closing Costs (J)	\$7289.00	\$7912.10	YES +Se	e Total Loan Costs (O) and Total Other Costs (I)	
Closing Costs Paid Ballore Closing	50	-\$29.80	YES -Yo	u paid these Closing Costs before closing	
Closing Costs Rinanced (Paid from your Loan Amount)	\$0	\$0	NO		
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO -		
Deposit	- \$10,000.00	-\$10,000.00	NO		
Funds for Borrower	\$0	\$0	NO		
Seller Credits	\$0	- \$2,500.00	YES -Se	e Seller Credits in Section L.	
Adjustments and Other Credits	\$0	- \$285.04	YES -Se	e details in Sections K and L	
Cash to Close	\$15,289,00	\$13097.26			

	le to see a sumi		1000 1000 1000			
BORROWER'S TRANSACTION		SELLER'S TRANSACTION				
K. Due from Borrower at Closing	5189,762.30	M. Due to Seller at Closing				
(1) Sale Price of Property	\$180,000.00	(1) Sale Price of Property				
02. Sale Price of Any Personal Property Included in Sale	Sallerde		Sale Price of Any	Personal Pr	roperty included in Sa	
03 Closing Costs Paid at Closing (/)	\$7,912.10	0.3				
04		04				
Adjustments		05				
06 06		06				
07		- 08				
Adjustments for Items Paid by Seller in Advance			edmonts for th	ome Daid he	Seller in Advance	
City/Town Taxes to		- 00	City/Town Tax		to	
Di County Taxes to		10	County Taxes		to	
10 Assessments to		11	Assessments		to	
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	17.	HOA Dues	4/15/13	to 4/30/13	
12		13				
13		16				
74		15				
15		16:				
L. Paid Already by or on Schalf of Borrower at Closing	\$175,615.04	N.D	ue from Seller	at Closing		
01 Deposit	\$10,000,00	(D) E	ecess Deposit			
02 Loan Amount:	\$162,000.00	02-1	Dosing Costs Pa	aid at Closin	g(J)	
03 Existing Loan(s) Assumed or Taken Subject to		0.3	eisting Loan(s)	Assumed or	Taken Subject to	
04			Payoff of First M			
05 Saller Credit	\$2,500.00	2.0	Payoff of Second	d Mortgage	Loan	
Other Credits		06				
06		07				
07			Seller Credit			
Adjustments		10				
09		II.				
10		12				
11		13				
Adjustments for Homs Unpaid by Seller			estments for Its	oms Unpaid	l by Seller	
13 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14	City/Town Tax		tp 4/14/13	
18 County Taxos to	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	15	County Taxes		to	
T4 Assessments to		16	Assessments		to	
15		17				
76		TE.				
17-		19				
CALCULATION		CAL	CULATION			
Total Due from Borrower at Closing (K)	\$189,762.30	Tota	Due to Seller a	t Closing (M	b	
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$176,665.04		Due from Selle			
Cash to Close D From To Borrower	\$13,097.26	Carl	h 🗆 From 🕱	To Seller		
Carried Control of Local Control of the Control of	\$12,007.20	Cas		IN SALIAL		

CLOSING DISCLOSURE

CHICAGO TITLE

PAGE 3 OF 5 - LOAN ID # 123456789

\$115,665,04

\$115,665.04

\$100,000.00

\$2,500.00

Loan Disclosures -

contains various lender disclosures required under TILA, RESPA or Dodd-Frank

Additional Information About This Loan

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender

 will allow, under certain conditions, this person to assume this
 loan on the original terms.
- X will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Paymen

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- M do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

Will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

will not have an escrow account because

| you declined it | your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.	
Escrow Waiver Fee		

In the futur

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property, If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.



Loan Calculations - -

Various specific Loan calculations, including Finance Charge and APR, required under TILA, **RESPA or Dodd-Frank**

Other Disclosures

Various lender disclosures required under **TILA, RESPA or Dodd-Frank**

Contact Information –

Confirm Receipt –

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, intenst, mortgage insurance, and loan costs, as scheduled.	\$202,803.36
Finance Charge. The dollar amount the loss will cost you.	\$118,830.27
Amount Financed, the loan amount available after paying your upfront finance charge.	\$162,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
Total interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal
If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fall to make your payments,
- · what is a default on the loan,
- situations in which your lender can require early repayment of the
- the rules for making payments before they are due.

Liability after Foreclosure

if your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from Itability for the unpaid balance.

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.

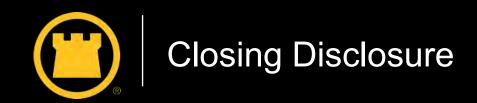
if you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Flous Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Chicago Title
Address	4321 Random Blvd. Somecity, 5 T 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce PL Somedity, ST 12344
NMLS ID		1			
ST License ID			Z765416	Z61456	Z61616
Contact	Joe Smith		Samuel Green	Joseph Calm	Sarah Amold
Contact NMLS ID	12345	1			
Contact ST License ID			P16415	P51461	PT1234
Email	Joesmithe ficusbank.com		sam@omegare.blz	Joe@alphare.btz	sarahe CT.com
Phone	123-456-7890	1	123-555-1717	321-555-7171	987-555-4321

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

Applicant Signature	Date	Co-Applicant Signature	Date
CLOSING DISCLOSURE			PAGE CITE S. LIDAN ID 2 173856



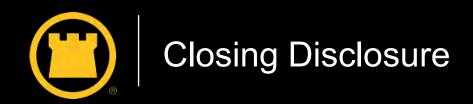
Who prepares the new Closing Disclosure Form?

- The Lender is primarily responsible for the preparation and delivery of the Closing Disclosure
- The Lender may permit the settlement agent to prepare some portions or all of the form and/or deliver the form
- Lender remains responsible for all portions of the Closing Disclosure to "ensure the disclosures are provided" in accordance with the rule

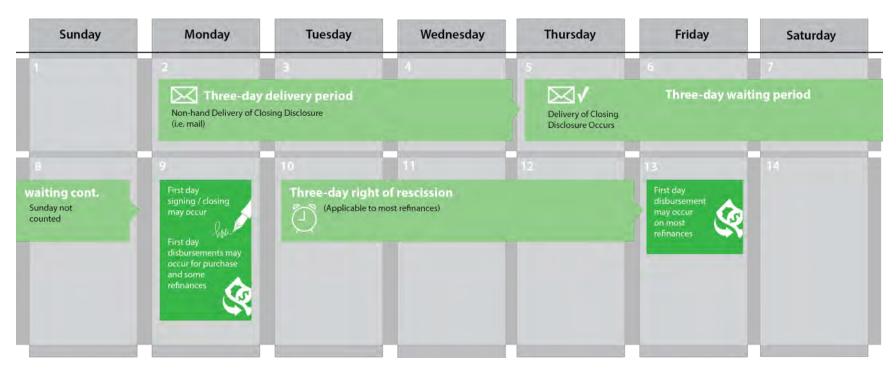
Closing Disclosure

Three different three-day periods in closing

- The 3-day <u>right of rescission</u> ("3-day <u>rescission</u>") under TILA
 - Presently applicable to most refinance transactions
 - Not impacted by the Final Rule
- The 3-day <u>waiting period</u> ("3-day <u>waiting</u>") after delivery of the Closing Disclosure, the Borrower has 3 days to review before a closing may occur
- The 3-day <u>delivery period</u> for delivery of the Closing Disclosure ("3-day <u>delivery</u>")
 - Unless the Closing Disclosure is delivered personally, the Rule "deems" it delivered three business days later
 - Period may be shortened by actual confirmation of receipt



Disclosure Delivery Timing



Changes to initial Closing Disclosure after delivery

Only a few changes will require another 3-day waiting period –

- Change in the loan program Example – moving from fixed rate to an adjustable rate loan
- Changes to Annual Percentage Rate (APR) greater than 1/8 % Applies only to changes in APR items, other increases do not trigger a new disclosure with waiting period.

Caution – other increases may still cause tolerance violations The addition of a prepayment penalty fee after the initial disclosure But, all changes require a new Closing Disclosure to be prepared and delivered at or before "consummation".

Closing Disclosure to the Seller

<u>Settlement Agent</u> is responsible for providing the Closing Disclosure to the Seller

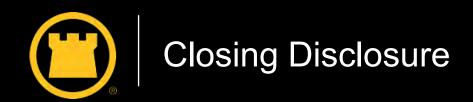
- Closing Disclosure format for the seller may be either:
 - A separately created sellers disclosure
 - Combined borrower/seller closing disclosure
 - Disclosure must be delivered to the Seller on or before "consummation."
 - Seller's Disclosure must be returned to lender at consummation.

Seller's Disclosure

Closing Information	Transaction Information	
Date Issued	Borrower	
Closing Date		
Disbursement Date		
Agent	Seller	
File # Property		
rioperty		
Sale Price		
Summaries of Transactions	Contact Information	
SELLER'S TRANSACTION	REAL ESTATE BROKER (B)	
Due to Seller at Closing	Name	
101 Sale Price of Property	Address	
D2 Sale Price of Any Personal Property Included in Sale	Address	
03		
D4 D5	Contact	
06	Email	
07 08	Phone	
Adjustments for Items Paid by Seller in Advance		
09 City/Town Taxes to	REAL ESTATE BROKER (S)	
10 County Taxes to	Name	
11 Assessments to 12 HOA Dues to	Address	
13 HOA Dues to		
14		
15	Contact	
16	Email	
Due from Seller at Closing	Phone	
D1 Excess Deposit D2 Closing Costs Paid at Closing (J)		
03 Existing Loan(s) Assumed or Taken Subject to	SETTLEMENT AGENT	
04 Payoff of First Mortgage Loan	Name	
DS Payoff of Second Mortgage Loan	Address	
D6.		
107 108 Seller Credit		
D9 Seller Credit	License ID	
10	Contact	
11		
12	Contact License ID	
Adjustments for Items Unpaid by Seller	Email	
14 City/Town Taxes to	Phone	
15 County Taxes to	Phone	
16 Assessments to		
17		
18		
CALCULATION	Questions? To get more information or make	
Total Due to Seller at Closing	a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.	
Total Due from Seller at Closing	gov/learnmore.	
	gov/learnmore.	

Seller's Disclosure

Loan Costs	Seller-Paid
	At Closing Before Closing
A. Origination Charges	
% of Loan Amount (Points)	
02	
73	
04	
05	
06 07	
00	
B. Services Borrower Did Not Shop For	
002	
03	
04	
05	
06	
07	
08	
C. Services Borrower Did Shop For	
01	
02	
03	
04	
05	
06	
07	
-80	
D. LOAN COSTS SUBTOTALS (A + B + C)	
Perording Fees Deed Mortgage:	
01 Recording Fees Deed: Mortgage:	
62 F. Prepaids	
02 F. Prepalds OHomeowner's Insurance Premium (mo.) to	
02 F. Prepaids 01 Homeowner's Insurance Premium (mo.) to 02 Mortgage Insurance Premium (mo.)	
02 F, Prepaids 01 Homeowner's Insurance Premium (mo.) to 02 Mortgage Insurance Premium (mo.) 03 Prepaid Interest per day from to	
02 P. Prepalds 01 Homeowner's Insurance Premium (mo.) to 02 Mortgage Insurance Premium (mo.) to 03 Mortgage Insurance Premium (mo.) to 04 Property Taxes (mo.)	
02 Prepaids 1 Homeowner's Insurance Premium (mo.) to 2 Mortgage Insurance Premium (mo.) 3 Prepaid Interest per day from to 4 Property Taxes (mo.)	
02 F. Prepaids 01 Homeowner's Insurance Premium (mo.) to 02 Mortgage Insurance Premium (mo.) 03 Prepaid Interest per day from to 04 Property Taxes (mo.) 05 G. Initial Escrow Payment at Closing	
02 Prepalds O1 Homeowner's Insurance Premium (mo.) to O2 Mortgage Insurance Premium (mo.) O3 Prepald Interest per day from to O4 Property Taxes (mo.) O5 G Initial Escrow Payment at Closing O1 HOA/Condo/Co-op per month for mo.	
02 Prepaids 01 Homeowner's Insurance Premium (mo.) to 02 Mortgage Insurance Premium (mo.) 03 Prepaid Interest per day from to 04 Property Taxes (mo.) 05 G. Initial Escrow Payment at Closing 01 HOA/Condo/Co-op per month for mo. 02 Homeowner's Insurance per month for mo.	
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02 Properly Taxes 04 Property Taxes 05 Property Taxes 05 Property Taxes 06 Property Taxes 07 Property Taxes 08 Property Taxes 09 Property	
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Other Rule Provisions

<u>RESPA Loans Not Covered in Future</u> – these loans will <u>NOT</u> be documented with the new forms

- Reverse mortgages
- Institutions originating fewer than 5 loans per year
- Loans will be documented using existing GFE and HUD-1 forms and rules

Software systems (and personnel) must be able to operate in both environments and recognize the differences



Moment

When Issued

Comments

Loan Estimate

Closing Disclosure – Borrower

Closing Disclosure – Borrower

Closing Disclosure – Seller

Master Settlement

Within 3 Days of Loan App

7 Days before closing

As changes occur

At or before consummation

At or before consummation

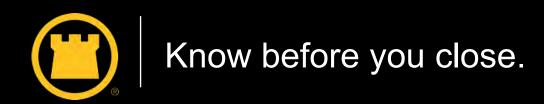
6 pieces of info required

Lenders will require figures earlier

Finalized at/before consummation

Required to be sent to lender

Transactional summary



For more information visit our dedicated CFPB website

www.ctic.com/CFPB



Know before you close.

Questions?

4321 Random Boulevard • Somecity, ST 12340 Save this Loan Estimate to compare with your Closing Disclosure. Loan Estimate 30 years LOAN TERM **Purchase** PURPOSE **DATE ISSUED** 2/15/2013 PRODUCT **Fixed Rate** ■ Conventional □ FHA □ VA □ **APPLICANTS** Michael Jones and Mary Stone LOAN TYPE 123 Anywhere Street 123456789 LOAN ID# Anytown, ST 12345 RATE LOCK □ NO **X** YES, until 4/16/2013 at 5:00 p.m. EDT 456 Somewhere Avenue **PROPERTY** Before closing, your interest rate, points, and lender credits can Anytown, ST 12345 change unless you lock the interest rate. All other estimated \$180,000 closing costs expire on 3/4/2013 at 5:00 p.m. EDT **SALE PRICE Loan Terms** Can this amount increase after closing? NO \$162,000 **Loan Amount Interest Rate** 3.875% NO \$761.78 NO **Monthly Principal & Interest** See Projected Payments below for your **Estimated Total Monthly Payment** Does the loan have these features? **Prepayment Penalty** YES • As high as \$3,240 if you pay off the loan during the first 2 years **Balloon Payment** NO **Projected Payments Payment Calculation** Years 1-7 **Years 8-30** \$761.78 Principal & Interest \$761.78 Mortgage Insurance 82 206 206 Estimated Escrow + Amount can increase over time **Estimated Total** \$1,050 \$968 **Monthly Payment** This estimate includes In escrow? YES **x** Property Taxes **Estimated Taxes, Insurance** \$206 YES X Homeowner's Insurance & Assessments a month Other: Amount can increase over time See Section G on page 2 for escrowed property costs. You must pay for other property costs separately. **Costs at Closing** \$8,054 **Estimated Closing Costs** Includes \$5,672 in Loan Costs + \$2,382 in Other Costs - \$0 in Lender Credits. See page 2 for details.

Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

\$16,054

Estimated Cash to Close

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges	\$1,802	E. Taxes and Other Government Fees	\$85
.25 % of Loan Amount (Points)	\$405	Recording Fees and Other Taxes	\$85
Application Fee	\$300	Transfer Taxes	
Underwriting Fee	\$1,097	F. Prepaids	\$867
		Homeowner's Insurance Premium (6 months) Mortgage Insurance Premium (months)	\$605
		Prepaid Interest (\$17.44 per day for 15 days @ 3.875%)	\$262

Property Taxes (months)

B. Services You Cannot Shop For	\$672
Appraisal Fee	\$405
Credit Report Fee	\$30
Flood Determination Fee	\$20
Flood Monitoring Fee	\$32
Tax Monitoring Fee	\$75
Tax Status Research Fee	\$110

G. Initial Escrow Payme	nt at Closing	\$413
Homeowner's Insurance Mortgage Insurance	\$100.83 per month for 2 mo. per month for mo.	\$202
Property Taxes	\$105.30 per month for 2 mo.	\$211

H. Other	\$1,017
Title – Owner's Title Policy (optional)	\$1,017

C. Services You Can Shop For	\$3,198
Pest Inspection Fee	\$135
Survey Fee	\$65
Title – Insurance Binder	\$700
Title – Lender's Title Policy	\$535
Title – Settlement Agent Fee	\$502
Title – Title Search	\$1,261

J. TOTAL CLOSING COSTS	\$8,054

\$2,382

\$8,054

D+I Lender Credits

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

D. TOTAL LOAN COSTS (A + B + C)	\$5,672
Title – Title Search	\$1,261
Title – Settlement Agent Fee	\$502
Title – Lender's Title Policy	\$535

Calculating Cash to Close	
Total Closing Costs (J)	\$8,054
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$18,000
Deposit	- \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$16,054

LOAN ESTIMATE PAGE 2 OF 3 • LOAN ID # 123456789

Additional Information About This Loan

 LENDER
 Ficus Bank
 MORTGAGE BROKER

 NMLS/__LICENSE ID
 NMLS/__LICENSE ID

 LOAN OFFICER
 Joe Smith
 LOAN OFFICER

 NMLS/__LICENSE ID
 12345
 NMLS/__LICENSE ID

 FMAIL
 ioosmith@fcusbank.com
 EMAIL

EMAILjoesmith@ficusbank.comEMAILPHONE123-456-7890PHONE

Comparisons	Use these measures to compare this loan with other loans.		
In 5 Years		otal you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.	
Annual Percentage Rate (APR)	4.274% Y	our 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. If you sell or transfer this property to another person, we **Assumption** \square will allow, under certain conditions, this person to assume this loan on the original terms. **x** will not allow assumption of this loan on the original terms. Homeowner's This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable. Insurance If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly **Late Payment** principal and interest payment. 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 \square to service your loan. If so, you will make your payments to us. **x** to transfer servicing of your loan.

Confirm Pagaint					
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		

Closing Disclosure

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

Closing Information Transaction Information Loan Information **Borrower** Michael Jones and Mary Stone Loan Term 30 years **Date Issued** 4/15/2013 **Closing Date** 4/15/2013 123 Anywhere Street Purpose **Purchase Disbursement Date** 4/15/2013 Anytown, ST 12345 Product **Fixed Rate** Settlement Agent Epsilon Title Co. Seller Steve Cole and Amy Doe 321 Somewhere Drive ▼ Conventional □ FHA File# 12-3456 Loan Type 456 Somewhere Ave Anytown, ST 12345 □VA □ **Property** Anytown, ST 12345 Ficus Bank 123456789 Lender Loan ID# **Sale Price** \$180,000 MIC# 000654321

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$761.78	NO
		Does the loan have these features?
Prepayment Penalty		YES • As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment		NO

Projected Payments Payment Calculation Years 1-7 **Years 8-30** Principal & Interest \$761.78 \$761.78 Mortgage Insurance 82.35 + **Estimated Escrow** 206.13 206.13 Amount can increase over time **Estimated Total** \$1,050.26 \$967.91 **Monthly Payment** This estimate includes In escrow? **Estimated Taxes, Insurance YES x** Property Taxes & Assessments \$356.13 YES X Homeowner's Insurance Amount can increase over time a month X Other: Homeowner's Association Dues NO See page 4 for details See Escrow Account on page 4 for details. You must pay for other property costs separately.

Costs at Closing		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 in Other Costs – \$0 in Lender Credits. See page 2 for details.
Cash to Close	\$14,147.26	Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

CLOSING DISCLOSURE PAGE 1 OF 5 • LOAN ID # 123456789

Closing Cost Details

Loan Costs		Borrower-Paid At Closing Before Closing \$1,802.00		Seller-Paid		Paid by Others
				At Closing Before Closing		
A. Origination Charges			2.00			
01 0.25 % of Loan Amount (Points)		\$405.00				
02 Application Fee		\$300.00				
03 Underwriting Fee		\$1,097.00				
04						
05						
06						
07						
08	_					
B. Services Borrower Did Not Shop		\$236	5.55			
01 Appraisal Fee	to John Smith Appraisers Inc.		400.00			\$405.0
02 Credit Report Fee	to Information Inc.		\$29.80			
03 Flood Determination Fee	to Info Co.	\$20.00				
04 Flood Monitoring Fee	to Info Co.	\$31.75				
05 Tax Monitoring Fee	to Info Co.	\$75.00				
06 Tax Status Research Fee	to Info Co.	\$80.00				
07						
08						
09						
10						
C. Services Borrower Did Shop For		\$2,65	55.50			
01 Pest Inspection Fee	to Pests Co.	\$120.50				
02 Survey Fee	to Surveys Co.	\$85.00				
03 Title – Insurance Binder	to Epsilon Title Co.	\$650.00				
04 Title – Lender's Title Insurance	to Epsilon Title Co.	\$500.00				
05 Title – Settlement Agent Fee	to Epsilon Title Co.	\$500.00				
06 Title – Title Search	to Epsilon Title Co.	\$800.00				
07						
08						
D. TOTAL LOAN COSTS (Borrower-	-Paid)	\$4,69	4.05			
Loan Costs Subtotals $(A + B + C)$		\$4,664.75	\$29.80			
Loan Costs Subtotals (A + B + C)		\$4,664.25	\$29.80			
Other Costs			'			
Other Costs E. Taxes and Other Government Fe		\$85	'			
Other Costs E. Taxes and Other Government Fe 01 Recording Fees	Deed: \$40.00 Mortgage: \$45.00		'	00.020		
Other Costs E. Taxes and Other Government Fe 11 Recording Fees 12 Transfer Tax		\$ 85 \$85.00	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids	Deed: \$40.00 Mortgage: \$45.00 to Any State	\$85 \$85.00 \$2,12	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premium	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co.	\$85 \$85.00	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premium 02 Mortgage Insurance Premium (Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.)	\$85.00 \$85.00 \$2,12 \$1,209.96	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premium 02 Mortgage Insurance Premium (03 Prepaid Interest (\$17.44 per day	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13)	\$85 \$85.00 \$2,12 \$1,209.96 \$279.04	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premium 02 Mortgage Insurance Premium (03 Prepaid Interest (\$17.44 per day 04 Property Taxes (6 mo.) to Any Co	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13)	\$85.00 \$85.00 \$2,12 \$1,209.96	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premium 02 Mortgage Insurance Premium (03 Prepaid Interest (\$17.44 per day 04 Property Taxes (6 mo.) to Any Co	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13) County USA	\$85 \$85.00 \$2,12 \$1,209.96 \$279.04 \$631.80	.00	\$950.00		
Other Costs E. Taxes and Other Government Feron Recording Fees 101 Recording Fees 102 Transfer Tax F. Prepaids 103 Homeowner's Insurance Premium 104 Mortgage Insurance Premium 105 Prepaid Interest (\$17.44 per day 106 Property Taxes (6 mo.) to Any Co	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13) County USA	\$85 \$85.00 \$2,12 \$1,209.96 \$279.04 \$631.80	.00	\$950.00		
Other Costs E. Taxes and Other Government Feron Recording Fees 101 Recording Fees 102 Transfer Tax F. Prepaids 103 Homeowner's Insurance Premium 104 Prepaid Interest (\$17.44 per day 105 Property Taxes (6 mo.) to Any Cost 105 G. Initial Escrow Payment at Closin 106 Homeowner's Insurance \$100.83	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13) County USA per month for 2 mo.	\$85 \$85.00 \$2,12 \$1,209.96 \$279.04 \$631.80	.00	\$950.00		
Other Costs E. Taxes and Other Government Fe 01 Recording Fees 02 Transfer Tax F. Prepaids 01 Homeowner's Insurance Premium 02 Mortgage Insurance Premium (03 Prepaid Interest (\$17.44 per day 04 Property Taxes (6 mo.) to Any Co 05 G. Initial Escrow Payment at Closin 01 Homeowner's Insurance \$100.83 02 Mortgage Insurance	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13) County USA per month for 2 mo. per month for mo.	\$85 \$85.00 \$2,12 \$1,209.96 \$279.04 \$631.80 \$412 \$201.66	.00	\$950.00		
Other Costs E. Taxes and Other Government Fermal Recording Fees 101 Recording Fees 102 Transfer Tax F. Prepaids 103 Homeowner's Insurance Premium (104 Prepaid Interest (117.44 per day 104 Property Taxes (106 mo.) to Any Cost Initial Escrow Payment at Closin (118 Homeowner's Insurance 1100.83 (119.83) Mortgage Insurance (119.83) Property Taxes (119.83)	Deed: \$40.00 Mortgage: \$45.00 to Any State m (12 mo.) to Insurance Co. mo.) y from 4/15/13 to 5/1/13) County USA per month for 2 mo.	\$85 \$85.00 \$2,12 \$1,209.96 \$279.04 \$631.80	.00	\$950.00		
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Calculating Cash to Close	Use this table to see what has changed from your Loan Estimate.				
	Loan Estimate	Final	Did this change?		
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES • See Total Loan Costs (D) and Total Other Costs (I)		
Closing Costs Paid Before Closing	\$0	- \$29.80	YES •You paid these Closing Costs before closing		
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO		
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO		
Deposit	- \$10,000.00	- \$10,000.00	NO		
Funds for Borrower	\$0	\$0	NO		
Seller Credits	\$0	- \$2,500.00	YES • See Seller Credits in Section L		
Adjustments and Other Credits	\$0	- \$1,035.04	YES • See details in Sections K and L		
Cash to Close	\$16,054.00	\$14,147.26			

Summaries of Transactions

Use this table to see a summary of your transaction.

\$180,080.00 \$180,000.00

\$80.00

\$115,665.04

\$12,800.00

\$100,000.00

\$2,500.00

\$365.04

\$180,080.00 - \$115,665.04

\$64,414.96

BORROWER'S TRANSACTION		SELLER'S TRANSACTION
K. Due from Borrower at Closing	\$189,762.30	M. Due to Seller at Closing
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sa
03 Closing Costs Paid at Closing (J)	\$9,682.30	03
04		04
Adjustments		05
05		06
06		07
07		08
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance
08 City/Town Taxes to		09 City/Town Taxes to
09 County Taxes to		10 County Taxes to
10 Assessments to		11 Assessments to
11 HOA Dues 4/15/13 to 4/30/13	\$80.00	12 HOA Dues 4/15/13 to 4/30/13
12		13
13		14
14		15
15		16
L. Paid Already by or on Behalf of Borrower at Closing	\$175,615.04	N. Due from Seller at Closing
01 Deposit	\$10,000.00	01 Excess Deposit
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to
04		04 Payoff of First Mortgage Loan
05 Seller Credit	\$2,500.00	05 Payoff of Second Mortgage Loan
Other Credits		06
06 Rebate from Epsilon Title Co.	\$750.00	07
07		08 Seller Credit
Adjustments		09
08		10
09		11
10		12
11		13
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller
12 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14 City/Town Taxes 1/1/13 to 4/14/13
13 County Taxes to		15 County Taxes to
14 Assessments to		16 Assessments to
15		17
16		18
17		19
CALCULATION		CALCULATION
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)
Total Paid Already by or on Behalf of Borrower at Closing (L)	·	Total Due from Seller at Closing (N)
Cash to Close X From □ To Borrower	\$14,147.26	Cash From To Seller
	,	

CLOSING DISCLOSURE PAGE 3 OF 5 • LOAN ID # 123456789

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms.

X will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.

X does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the monthly principal and interest payment.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- **X** do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- \square does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's Insurance Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-escrowed property costs: Homeowner's Association Dues You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

□ will not have an escrow account because □ you declined it □ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow	No Escrow				
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.			
Escrow Waiver Fee					

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27
Amount Financed. The loan amount available after paying your upfront finance charge.	\$162,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%

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Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at

www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- · what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

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.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent	
Name	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.	
Address	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344	
NMLS ID						
ST License ID			Z765416	Z61456	Z61616	
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold	
Contact NMLS ID	12345					
Contact ST License ID			P16415	P51461	PT1234	
Email	joesmith@ ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@ epsilontitle.com	
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321	

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



Straight talk about how to have a smooth transition to the new CFPB regulations and forms.

Five Things to Know Before August 1, 2015

- What Transactions Are Affected And Exempt?
- What Are The New Forms Being Introduced?
- How Will The Timing Of A Closing Be Impacted?
- How Will The Communication Of Fees And Figures Be Handled?
- How Are Title Charges Reflected On The New Forms?

By now you have heard of CFPB, but the question still remains, "How will it impact me?" So, we have put together some general information about the new rules and forms, as well as, the impact these will have on both the loan process and the closing of the transaction. With the changes just around the corner (August 1, 2015) we want to work with you to make sure we are all ready for the change.

1. What Transaction Types Are Affected and Exempt?

The new rules and the new forms apply to all closed-end consumer credit transactions secured by real property, other than reverse mortgages, which include the following types of loans:

- Purchase money
- Refinance
- 25 acres or less
- Vacant-land
- Construction-only
- Timeshare

Consumer loans exempted from the new rules and forms are:

- Reverse Mortgages
- Home Equity Lines of Credit (HELOCs)
- Chattel-Dwelling/Mobile Home Only Loans
- Creditors who originate less than 5 loans in a calendar year

The portions of Truth-in-Lending Act (TILA) and Real Estate Settlement Procedures Act (RESPA) governing

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Straight talk about the new CFPB regulations and forms.

Reverse Mortgages are not being replaced or deleted.

Creditors will be required to issue a TILA disclosure and
Good Faith Estimate (GFE) on these types of loans.

Settlement agents will be required to use a 2010 HUD-1

Settlement Statement to close these types of loans. Loans
in progress (applications submitted prior to August 1, 2015)
are not subject to the new rules or the new forms.

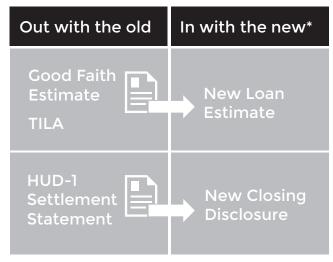
2. What Are The New Forms Being Introduced?

On November 20, 2013 the CFPB announced the completion of their new integrated mortgage disclosure forms along with their regulations (RESPA Regulation X and TILA Regulation Z) for the proper completion and timely delivery to the consumer. These regulations are known as "the Rule".

Any residential loan originated on or after August 1, 2015 will be subject to the new rules and forms set forth by the CFPB. The Rule replaces the Good Faith Estimate (GFE) and early TILA form with the new Loan Estimate. It also replaces the HUD-1 Settlement Statement and final TILA form with the new Closing Disclosure. The introduction of the new disclosure forms require changes to the systems that produce the closing forms. Our company has prepared our production systems to provide the new required fee quotes, generate the new closing disclosure forms, and track the delivery and waiting periods required by the new regulations.

The Loan Estimate – Currently, borrowers receive two separate forms from their lender at the beginning of the transaction: the Good Faith Estimate (GFE), a form required

Which forms are in & out on August 1, 2015?



* As for August 1, 2015 for residential purchase and refinance transactions.

under the RESPA, and the initial disclosure required under TILA. For loan applications taken on or after August 1st, 2015 the creditor will instead use a combined *Loan Estimate* form. The new three-page Loan Estimate form must be provided to borrowers on a timetable similar to the current receipt of the GFE.

The Closing Disclosure – The combination of forms continues at the end of the transaction as well, with the HUD-1 Settlement Statement and the final TILA forms now combined into a single *Closing Disclosure* form. This new five-page form is used not only to disclose many terms and provisions of the loan, but also the financial transaction of the closing.



Straight talk about the new CFPB regulations and forms.

3. How Will the Timing Of a Closing Be Impacted By Closing Disclosure Delivery?

As part of the final rule creating these two new combined forms, the CFPB determined that borrowers would be better served by having a short time to review the new Closing Disclosure prior to signing their loan documents. As a result, the Rule requires borrowers have three days after receipt of the Closing Disclosure to review the form and its contents prior to signing loan documents.

However, note that the three-day review period starts upon "receipt" of the form by the borrower. Unless some positive confirmation of the receipt of the form (i.e., hand delivery), the form is "deemed received" three days after the delivery process is started (i.e. mailing). As a result, the combination of the "delivery time period" and the "review time period" results in six business days from mailing to loan signing.

After delivery of the initial Closing Disclosure changes may require a re-disclosure and new waiting period:

- Increase of APR by greater than 1/8%
- Change in loan program such as Fixed rate to ARM
- Addition of pre-payment penalty after the initial disclosure

4. How Will the Communication of Fees and Figures Be Handled (Proration, Credits, etc.)?

Lenders will continue to need accurate estimates of title and settlement fees for the preparation of both the Loan Estimate and Closing Disclosure. In addition, for transactions in which an owner's policy will be purchased, the rule prescribes special mathematical calculations for disclosure of the owner's and lender's title insurance premiums, which may require receipt of rates for both a stand-alone and simultaneously-issued lender's policy, as well as the owner's policy rate. We are modifying our online

Example Closing Calendar



Straight talk about the new CFPB regulations and forms.

rate calculators to assist in these calculations. Preparation of the Closing Disclosure will take a collaborative effort between lenders, settlement companies and other vendors and may require fees to be submitted approximately 2 weeks in advance of "consummation" - the date on which the borrower becomes legally obligated on the loan.

5. How are Title Charges Reflected on the New Forms?

Both the new Loan Estimate and Closing Disclosure require any listing of a settlement service involving title insurance or closing activities to be preceded by the phrase "Title – ". In doing so, a borrower can clearly see all such charges in the same area.

However, that is where the clarity ends. In most jurisdictions, title insurers offer a discount (often called a simultaneousissue discount) on the loan policy premium when purchased at the same time as an owner's policy. However, in some parts of the country, the standard purchase of an owner's policy of title insurance is not as well established. As a result, the CFPB determined consumers were better served by showing the full, not discounted, loan policy premium in all situations on both the Loan Estimate and the Closing Disclosure instead of, where applicable, the discounted premium. If an owner's policy is also purchased in the transaction, a formula is used to discount the owner's policy. In those areas where custom and practice provide that a buyer/borrower pay for both the owner's and lender's policies, the total actual amount paid for both policies is the same, even though the actual premium amounts are reflected differently on the new forms.

More problematic are those areas where custom provides the seller pay for the owner's policy and the buyer purchase the lender's policy. In these areas, the policy premium for the lender's policy will be overstated and the owner's policy premium understated. As a result, look for an adjustment to be made on Page 3 of the new Closing Disclosure form to correct premium amounts to those contemplated by the parties in their contract.

Also, line numbers have been removed and there are now seven fee areas on the disclosure. The line numbering on the HUD-1 familiar to most of us is gone. Instead, the fees and charges are placed on the Closing Disclosure in one of seven areas:

- Origination Charges
- Services Borrower Did Not Shop For
- Services Borrower Did Shop For
- Taxes and Other Government Fees
- Pre-paids
- Initial Escrow Payment at Closing
- Other

Individual charges within each of these major groupings are listed alphabetically. Columns are provided to separate charges of buyer, seller and others, as well as columns for payments both before and at closing.



Five Things Real Estate Agents Need to Know Before August

New mortgage disclosure forms and how they change every transaction you work on after August 2015.

Five things to know:

- Be able to explain the new Loan Estimate and Closing Disclosure
- Timing of closings are impacted by disclosure delivery rules
- Title fees may need to be adjusted at closing and explained
- Line numbers have been removed and there are now 7 fee areas
- Your client will likely receive more than one Closing Disclosure

By now you have heard of the CFPB, but the question still remains, "How will it impact me?" While the CFPB will not significantly impact your day-to-day processing of sales, your seller and buyer clients will be looking to you for general information about the new rules and forms, as well as the impact on both the loan process and the closing of the transaction.

As a primer, here are five items you will need to know before the new rules and forms take effect August 1, 2015:

1. Be able to explain the new Loan Estimate and the Closing Disclosure

After the 2008 financial meltdown, Congress established the Consumer Financial Protection Bureau (CFPB). Among its first tasks was the combination of forms provided to borrowers at both the beginning and end of their loan transaction. In 2013, the CFPB published its final rule revealing these two new combined forms.

The Loan Estimate – Currently, borrowers receive two separate forms from their lender at the beginning of the transaction: the Good Faith Estimate (GFE), a form required under the Real Estate Settlement Procedures Act (RESPA), and the initial disclosure required under the Truth-in-Lending Act (TILA). For loan applications taken on or after August 1st, 2015 the creditor will instead use a combined Loan Estimate form intended to replace the two previous forms. The new three-page Loan Estimate form must be provided to borrowers on a timetable similar to the current receipt of the GFE.

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Five Things You Should Know Before August 2015

New mortgage disclosure forms and how they change every transaction you work on.

The Closing Disclosure – The combination of forms continues at the end of the transaction as well, with the HUD-1 Settlement Statement and the final TILA forms now combined into a single *Closing Disclosure* form. This new five-page form is used not only to disclose many terms and provisions of the loan, but also the financial transaction of the closing of the sale.

2. Timing Of A Closing Will Be Impacted By Closing Disclosure Delivery

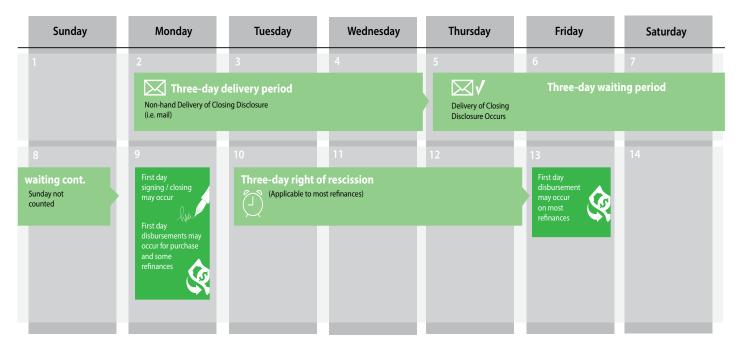
As part of the final rule creating these two new combined forms, the CFPB determined that borrowers would be better served by having a short time to review the new Closing Disclosure prior to signing their loan documents. As a result, in its rule the CFPB mandated borrowers have three days after receipt of the Closing Disclosure to review the form and its contents.

However, note that the three-day review period starts upon "receipt" of the form by the borrower. Unless some positive confirmation of the receipt of the form (i.e., hand delivery), the form is "deemed received" three days after the delivery process is started (i.e. mailing). As a result, the combination of the "delivery time period" and the "review time period" results in six business days from mailing to loan signing.

3. Title Fees May Need To Be Adjusted At Closing And Explained

Both the new Loan Estimate and Closing Disclosure forms require any listing of a settlement service involving title insurance or closing activities to be preceded by the phrase "Title – ". In doing so, a borrower can clearly see all such charges in the same area. However, that is where the clarity ends.

Changes to the Closing Disclosure Timing



Five Things You Should Know Before August 2015

New mortgage disclosure forms and how they change every transaction you work on.

In most jurisdictions, title insurers offer a discount (often called a simultaneous-issue discount) on the loan policy premium when purchased at the same time as an owner's policy. However, in some parts of the country, the standard purchase of an owner's policy of title insurance is not as well established. As a result, the CFPB determined consumers were better served by showing the full, not discounted, loan policy premium in all situations on both the Loan Estimate and the Closing Disclosure instead of, where applicable, the discounted premium. If an owner's policy is also purchased in the transaction, a formula is used to discount the owner's policy.

In those areas where custom and practice provide that a buyer/borrower pay for both the owner's and lender's policies, the total actual amount paid for both policies is the same, even though the actual premium amounts are incorrect on the form.

More problematic are those areas where custom provides the seller pay for the owner's policy and the buyer purchase the lender's policy. In these areas, the policy premium for the lender's policy will be overstated and the owner's policy premium understated. As a result, look for an adjustment to be made on page 3 of the new Closing Disclosure form to correct premium amounts to those contemplated by the parties in their contract.

4. Line Numbers Have Been Removed And There Are Now Seven Fee Areas On The Disclosure

Yes, it's true. The line numbering on the HUD-1 familiar to most of us is gone. Instead, the fees and charges are

placed on the Closing Disclosure in one of seven areas:

- Origination Charges
- Services Borrower Did Not Shop For
- Services Borrower Did Shop For
- Taxes and Other Government Fees
- Pre-paids
- Initial Escrow Payment at Closing
- Other

Individual charges within each of these major groupings are listed alphabetically. Columns are provided to separate charges of buyer, seller and others, as well as columns for both payments before and at closing.

5. Your Client Will Likely Receive More Than One Closing Disclosure

Since the buyer/borrower will receive a Closing Disclosure several days before the closing (and likely a few days before a walk-through on the property), buyers/borrowers will likely receive a new, adjusted Closing Disclosure at the closing showing any changes that occurred between the initial disclosure and the closing, including adjustments due to timing of the closing, walk-through adjustments and other matters. Changes may not end there and the CFPB mandates that changes in financial disclosure numbers (i.e. changes in a recording fee) in any amount must be redisclosed, even post-closing.



Your CFPB readiness partner - every step of the way.

Five Things Lenders Need to Know Before August 2015

Straight talk about how we can have a smooth transition to the new CFPB regulations and the Closing Disclosures.

A few things we should talk about:

- Who will prepare the new Closing Disclosure?
- Who will deliver the Closing Disclosure?
- How will settlement agents and lenders communicate data?
- Who will make changes to the Closing Disclosure?
- How will settlement agents communicate title and settlement fees?

Changes to the new RESPA/TILA Mortgage Disclosure forms are just around the corner (August 1, 2015) and that means we need to work with our lender partners to determine processes for completing and delivering the new Closing Disclosure ("CD") form. To get things started, here are some of the topics we would like to cover:

1. Who Will Be Responsible For Preparation Of The New Closing Disclosure?

The new CFPB rule provides that the lender is ultimately responsible for preparation of the CD. However, the rule also allows the lender to delegate some or all of the preparation to the settlement agent. Determining which system will create the final form is important in establishing workflows for the transfer of information.

2. Who Will Be Responsible For The Delivery Of The New Closing Disclosure?

The rule contains a requirement that the borrower receive a copy of the CD three days prior to "consummation" (most often the date of signing loan documents). Similar to preparation of the new CD, the Rule allows for a settlement agent, at the lender's discretion, to deliver the CD to the borrower. We are gearing up to provide compliance information regarding delivery, but some lenders, as a result of compliance concerns, may opt to deliver the CD themselves. Again, impacts to workflow will occur based upon the decision regarding delivery.

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Five Things Lenders Need to Know Before August 2015

Straight talk about the new CFPB regulations and the Closing Disclosures.

3. How will settlement agents and lenders communicate information contained in their respective systems?

Not all information on the CD is contained in a single system. As a result, we need to decide how to exchange the information needed to complete the CD. Some lenders have indicated this "collaboration" process will occur electronically, while others may need to rely on a less automated approach.

4. Who will make any necessary changes to the CD?

Changes to numbers contained on the initial CD may occur prior to closing, necessitating adjustments, re-printing and delivery of the corrected CD at signing. It is important to consider and decide if the party that prepared the initial CD will also make the changes for an amended CD. In addition, we need to discuss whether settlement agents can make some changes to a lender-prepared CD.

Changes to the settlement numbers on the CD may also occur after the closing (for example if there are changes to recording fees). While documentation of such changes currently falls to the settlement agent in the preparation and delivery of an amended HUD-1 settlement statement, for transactions processed under the new Rule, lenders will need to arrange for the preparation and delivery of such amended documentation.

5. How will settlement agents communicate title and settlement fees for use in the new forms?

Lenders will continue to need accurate estimates of title and settlement fees for the preparation of both the Loan Estimate and CD. In addition, for transactions in which an owner's policy will be purchased, the Rule prescribes special and mathematical calculations for disclosure of the owner's and lender's title insurance premiums, which may require receipt of rates for both a stand-alone and simultaneously-issued lender's policy, as well as the owner's policy rate. We are modifying our online rate calculators to assist in these calculations and make these disclosures smooth and easier to distribute and understand.

So, Let's talk!

We are committed to working with you to think through all the implications of the CFPB Rule, so that the transition is as smooth as possible. So let's talk, discuss the impacts and create solutions and processes that will be compliant with the new regulations and that will work for you.



Master Settlement Statement

Chicago Title 123 Title Drive Anytown, IL 12345

Phone: (555)123-4567 Fax: (555)123-6789

Close of Escrow:

04/15/2015

Escrow officer/Closer:

Escrow Number: X45141503140

Borrower:

Property location: 456 Somewhere Ave

Anytown, IL 12345

Seller			Borrower	
Debit	Credit		Debit	Credit
		Financial Consideration		
	180,000.00	Sale Price of Property	180,000.00	
		Deposit		10,000.0
		Loan Amount		162,000.0
2,500.00		Seller Credit		2,500.0
		Prorations/Adjustments		
	80.00	Assessments	80.00	
365.04		City/Town Taxes		365.0
		Loan Charges to \$2,493.29		
		.25% of Loan Amount (Points)	405.00	
		Application Fee	300.00	
		Underwriting Fee	1,097.00	
		Prepaid Interest	279.04	
		\$17.19863 per day from 04/15/15 to 05/01/15		
		Homeowner's Insurance	201.66	
		2.000 Months at \$100.83 per Month		
		Property Taxes	210.60	
		2.000 Months at \$105.30 per Month		
		Aggregate Adjustment		0.0
		\$0.01 paid by on behalf of Borrower		
		Other Loan Charges		
		Appraisal Fee to John Smith Appraisers Inc.		
		\$405.00 paid by on behalf of Borrower		
		Credit Report Fee to Information Inc.		
		\$29.80 paid outside closing by Borrower		
		Flood Determination Fee to Info Co.	20.00	
		Flood Monitoring Fee to Info Co.	31.75	
		Tax Monitoring Fee to Info Co.	75.00	
		Tax Status Research Fee to Info Co.	80.00	
		Recording Charges		
		Recording Fees	85.00	
950.00		Transfer Tax		
		Payoffs		
100,000.00		Payoff of First Mortgage Loan		
,		Loan Payoff 100,000.00		
		Total Payoff 100,000.00		
		·		
		Miscellaneous Debits/Credits		
		Pest Inspection to Pests Co.	120.50	
		Survey Fee to Surveys Co.	85.00	
		Title - Escrow Services to Chicago Title	1,150.00	
		Coverage: 162,000.00 500.00 Version:		
		Title-Lender's Title Policy to Attorney Agent	500.00	
		Homeowner's Insurance Premium 12 months	1,209.96	
		Property Taxes	631.80	
		6 months		
		HOA Capital Contribution	500.00	
		HOA Processing Fee	150.00	
		Home Inspection Fee	750.00	
		\$750.00 paid outside closing by Seller		

Master Settlement Statement

Selle	r			Borrow	er
Debit	Credit			Debit	Credit
		Miscellaneous Debits/Credits (co	ontinued)		
450.00		Home Warranty			
5,700.00		Real Estate Commission			
5,700.00		Real Estate Commission			
1,600.00		Title - Owner's Title Insurance to Attorney Agent			
		Coverage: 180,000.00 Version:	650.00		
117,265.04	180,080.00	Subtotals		187,962.31	174,865.05
		Balance Due FROM Borrower			13,097.26
62,814.96		Balance Due TO Seller			
180,080.00	180,080.00	TOTALS		187,962.31	187,962.31