

EXAMPLES OF COMPLETED CLOSING SCRIPTS

Example 1 – Fixed Interest Rate Mortgage

THESE ARE YOUR LOAN DETAILS

The following is a summary of many important details involving the mortgage loan for 123 Main Street, Hometown, USA 00000. Let's compare these important details with the Good Faith Estimate (GFE), loan documents, and other disclosures.

Loan Amount	Loan Term	Loan Type
\$300,000.00	30 year	FHA Insured Fixed Rate

Fixed Interest Rate

Your loan has a fixed interest rate of 6.5%.

A fixed interest rate means that your interest rate will not rise over the life of the loan.

Payment

Your loan payment for principal and interest (\$1,896.20) and mortgage insurance (\$62.00) is \$1,958.20 and cannot rise.

You have an escrow account. In addition to any mortgage insurance, your initial escrow payment is \$200.00 for property taxes and homeowners insurance. This amount may increase.

Your total payment is \$2,158.20 for principal, interest, any mortgage insurance, property taxes and homeowners insurance.

Late Payment

Your loan payment is due on the 1st of every month and is considered late after the 15th of every month. If your lender receives your mortgage payment after the 15th, your lender will charge a late fee of 5% of the overdue payment of principal and interest.

Loan Balance

Your loan balance cannot rise.

Prepayment Penalty

You do not have a prepayment penalty.

Balloon Payment

You do not have a balloon payment.

Closing Costs

Next we will review all of the HUD-1/1A charges and credits associated with your loan and compare them to the GFE you received when you applied for this loan.

GFE & HUD-1/1A Charges Comparison Chart

	Good Faith Estimate	HUD-1/1A	\$ Increase
Charges Cannot Increase			
Our service charge (HUD-1/1A Line #801)	\$6,000.00	\$6,000.00	0
Your credit or charge for the specific interest rate chosen (HUD-1/1A Line #802)	-\$4,000.00	-\$4,000.00	0
Your Adjusted Origination Charges (HUD-1/1A Line #803)	\$2,000.00	\$2,000.00	0
Government recording and transfer charges (HUD-1/1A Line #1201)	\$1,250.00	\$1,250.00	0
Charges Cannot Increase More Than 10%			
Appraisal (HUD-1/1A Line #804)	\$300.00	\$300.00	
Credit Report (HUD-1/1A Line #805)	\$40.00	\$23.00	
Tax service (HUD-1/1A Line #806)	\$70.00	\$70.00	
Flood certification (HUD-1/1A Line #807)	\$12.00	\$12.00	
Mortgage Insurance Premium (HUD-1/1A Line #902)	\$62.00	\$62.00	
<u>Survey</u> _____ (HUD-1/1A Line #1301)	\$175.00	\$145.00	
<u>Pest Inspection</u> _____ (HUD-1/1A Line #1302)	\$45.00	\$45.00	
_____ (HUD-1/1A Line # ___)			
Total	\$704.00	\$657.00	
*Increase between GFE and HUD-1/1A Charges	0%		
Charges Can Change			
Reserves or escrow (HUD-1/1A Line #1001)	\$262.00	\$262.00	
Daily interest charges (HUD-1/1A Line #901) \$ <u>53.42</u> per day	\$53.42	\$106.84	
Homeowners insurance (HUD-1/1A Line #903)	\$600.00	\$610.00	
<u>Title services and lender's title insurance</u> (HUD-1/1A Line #1101)	\$975.00	\$975.00	
<u>Optional owner's title insurance</u> (HUD-1/1A Line #1110)	\$725.00	\$725.00	
_____ (HUD-1/1A Line # ___)			

Acknowledgment

The undersigned hereby state that the Closing Script was read and the following information was provided and explained:

1. The comparison between the charges listed on the HUD-1/1A settlement form and the estimate of charges on the GFE;
2. Whether or not the tolerances have been met within the applicable categories between the GFE and the HUD-1/1A; and
3. Any inconsistencies between the loan documents (including the mortgage note) and the summary of the loan terms on the GFE, and between the HUD-1/1A settlement charges and the charges stated on the GFE.

_____ (Representative) _____ (Company)

_____ (Borrower) _____ (Borrower)

_____ (Date)

Example 2 – Adjustable Rate Mortgage

THESE ARE YOUR LOAN DETAILS

This is a summary of many important details involving the mortgage loan for 123 Main Street, Hometown, USA 00000. Let’s compare these important details with the Good Faith Estimate (GFE), loan documents, and other disclosures.

Loan Amount \$300,000.00	Loan Term 30 year	Loan Type Conventional Adjustable Rate
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Adjustable Rate Mortgage

Your initial interest rate is **6.5%**

Your loan has an adjustable interest rate, which means that the interest rate can rise over the life of the loan.

Your first interest rate adjustment or change date is **January 1, 2008** and may change every **12 months** thereafter. Your interest rate can increase or decrease by **2.0%** on every change date, but will never be lower than **4.5%** or higher than **10.5%** over the life of the loan.

Payment

Your initial loan payment for principal and interest (**\$1,896.20**) and mortgage insurance (**\$0**) is **\$1,896.20** and **can rise**.

The highest your principal and interest payment can reach, based on the maximum interest rate of **10.5%** is **\$2,744.22**. The earliest it can reach this is **January 1, 2010**.

You do not have an escrow account. Any and all items such as property taxes and homeowners insurance must be paid directly by you.

Your total initial payment is **\$1,896.20** for principal, interest, and any mortgage insurance.

Late Payment

Your loan payment is due on the **1st** of every month and is considered late after the **15th** of every month. If your lender receives your mortgage payment after the **15th**, your lender will charge a late fee of **5%** of the overdue payment of principal and interest.

Loan Balance

Your loan balance **cannot** rise.

Prepayment Penalty

You **have** a pre-payment penalty.

A prepayment penalty is an additional amount that you will be required to pay if you pay your loan off early such as through the sale of your home, refinancing your loan, or if you make significant additional payments to principal prior **June 1, 2010**. Based on your initial loan amount, your prepayment penalty may be as high as **\$9,400.00**.

Balloon Payment

You **do not have** a balloon payment.

Closing Costs

Next we will review all of the HUD-1/1A charges and credits associated with your loan and compare them to the GFE you received when you applied for this loan.

GFE & HUD-1/1A Charges Comparison Chart

Good Faith	HUD-1/1A	\$ Increase
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Estimate			
Charges Cannot Increase			
Our service charge (HUD-1/1A Line #801)	\$6,000.00	\$6,000.00	0
Your credit or charge for the specific interest rate chosen (HUD-1/1A Line #802)	-\$4,000.00	-\$4,000.00	0
Your Adjusted Origination Charges (HUD-1/1A Line #803)	\$2,000.00	\$2,000.00	0
Government recording and transfer charges (HUD-1/1A Line #1201)	\$1,250.00	\$1,250.00	0
Charges Cannot Increase More Than 10%			
Appraisal (HUD-1/1A Line #804)	\$300.00	\$350.00	
Credit Report (HUD-1/1A Line #805)	\$40.00	\$45.00	
Tax service (HUD-1/1A Line #806)	\$70.00	\$85.00	
Flood certification (HUD-1/1A Line #807)	\$12.00	\$15.00	
Mortgage Insurance Premium (HUD-1/1A Line #902)			
Survey_____ (HUD-1/1A Line #1301)	\$175.00	\$175.00	
Pest Inspection_____ (HUD-1/1A Line #1302)	\$45.00	\$45.00	
_____ (HUD-1/1A Line # ___)			
Total	\$642.00	\$715.00	+78
*Increase between GFE and HUD-1/1A Charges	12%		
Charges Can Change			
Reserves or escrow (HUD-1/1A Line #1001)	\$262.00	\$262.00	
Daily interest charges (HUD-1/1A Line #901) \$53.42 per day	\$213.69	\$427.36	
Homeowners insurance (HUD-1/1A Line #903)	\$600.00	\$700.00	
Title services and lender's title insurance (HUD-1/1A Line #1101)	\$975.00	\$1,075.00	
Optional owner's title insurance (HUD-1/1A Line #1110)	\$725.00	\$725.00	
_____ (HUD-1/1A Line # ___)			

Acknowledgment

The undersigned hereby state that the Closing Script was read and the following information was provided and explained:

1. The comparison between the charges listed on the HUD-1/1A settlement form and the estimate of charges on the GFE;
2. Whether or not the tolerances have been met within the applicable categories between the GFE and the HUD-1/1A; and
3. Any inconsistencies between the loan documents (including the mortgage note) and the summary of the loan terms on the GFE, and between the HUD-1/1A settlement charges and the charges stated on the GFE.

_____ (Representative) _____ (Company)
_____ (Borrower) _____ (Borrower)
_____ (Date)

Example 3 – Adjustable Interest Rate with Initial Discounted Interest Rate

THESE ARE YOUR LOAN DETAILS

The following is a summary of many important details involving the mortgage loan for 123 Main Street, Hometown, USA 00000. Let's compare these important details with the Good Faith Estimate (GFE), loan documents, and other disclosures.

Loan Amount \$300,000.00	Loan Term 30 years	Loan Type Conventional Adjustable Payment Option Mortgage
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Adjustable Interest Rate with Initial Discounted Interest Rate

Your initial interest rate is 1.5%. This is a discounted interest rate and will adjust to 6.5% in 30 days on June 1, 2007.

Your loan has an adjustable interest rate which means that the interest rate can rise over the life of the loan.

Your second change date will be **June 1, 2008** and may change every **12 months** thereafter. Your interest rate can increase or decrease by **2.75%** on every change date, but will never be lower than **4.5%** or higher than **10.5%** over the life of the loan.

Payment

Your initial loan payment for principal and interest (**\$1,035.36**) and mortgage insurance (**\$0**) is **\$1,035.36** and **can rise**.

The highest your principal and interest payment can reach, based on the maximum interest rate of **10.5%** is **\$3,644.95**. The earliest it can reach this is **June 1, 2013**.

You do not have an escrow account. Any and all items such as property taxes and homeowners insurance must be paid directly by you.

Your total initial payment is **\$1,035.36** for principal, interest, and any mortgage insurance.

Payment Option Mortgage

This type of loan allows you to choose from three payment options: the traditional principal and interest payment, the interest-only payment, and the minimum interest payment. This is what your initial payment choice will look like:

Principal & Interest Payment at 6.5%: \$1,896.20
(reduces loan balance) \$271.20 principal, \$1,625.00 interest

Interest, Only Payment at 6.5%: \$1,625.00
(will not reduce loan balance) 0 principal, \$1,625.00 interest

Minimum Interest Payment at 4.5%: \$1,125.00,
(will INCREASE loan balance) \$0 principal, \$1,125.00 interest

AND \$500.00 is added to your loan balance.

If you choose to pay the minimum payment amount, your loan balance will increase. This increase instead of a decrease in your loan balance is called negative amortization. If the loan balance increases, your monthly mortgage payment may also increase to cover the difference.

If your loan balance rises above 125%, as indicated in your Note, your lender has the right to increase your loan payments greatly for the remainder of the loan.

Late Payment

Your loan payment is due on the 1st of every month and is considered late after the 15th of every month. If your lender receives your mortgage payment after the 15th, your lender will charge a late fee of 5% of the overdue payment of principal and interest.

Loan Balance

Your loan balance **can rise to a maximum of \$375,000.**

Prepayment Penalty

You **have** a pre-payment penalty.

A prepayment penalty is an additional amount that you will be required to pay if you pay your loan off early such as through the sale of your home, refinancing your loan, or if you make significant additional payments to principal prior to **June 1, 2010**. Based on your initial loan amount, your prepayment penalty may be as high as **\$9,400.00**.

Balloon Payment

You **do not have** a balloon payment.

Closing Costs

Next we will review all of the HUD-1/1A charges and credits associated with your loan and compare them to the GFE you received when you applied for this loan.

GFE & HUD-1/1A Charges Comparison Chart

Good HUD-1/1A \$ Increase

		Faith Estimate	
Charges Cannot Increase			
Our service charge (HUD-1/1A Line #801)		\$6,000.00	\$6,000.00
Your credit or charge for the specific interest rate chosen (HUD-1/1A Line #802)		-\$4,000.00	-\$4,000.00
Your Adjusted Origination Charges (HUD-1/1A Line #803)		\$2,000.00	\$2,000.00
Government recording and transfer charges (HUD-1/1A Line #1201)		\$1,250.00	\$1,250.00
Charges Cannot Increase More Than 10%			
Appraisal (HUD-1/1A Line #804)		\$300.00	\$425.00
Credit Report (HUD-1/1A Line #805)		\$40.00	\$45.00
Tax service (HUD-1/1A Line #806)		\$70.00	\$85.00
Flood certification (HUD-1/1A Line #807)		\$12.00	\$15.00
Mortgage Insurance Premium (HUD-1/1A Line #902)			
<u>Title services and lender's title insurance</u> (HUD-1/1A Line #1101)		\$975.00	\$975.00
<u>Optional owner's title insurance</u> (HUD-1/1A Line #1110)		\$725.00	\$725.00
<u>Pest Inspection</u> (HUD-1/1A Line #1302)		\$35.00	\$55.00
Total		\$2157.00	\$2325.00
*Increase between GFE and HUD-1/1A Charges		8%	
Charges Can Change			
Reserves or escrow (HUD-1/1A Line #1001)		\$262.00	\$262.00
Daily interest charges (HUD-1/1A Line #901) \$53.42 per day		\$213.69	\$427.36
Homeowners insurance (HUD-1/1A Line #903)		\$600.00	\$600.00
<u>Survey</u> (HUD-1/1A Line #1301)		\$150.00	\$195.00
_____ (HUD-1/1A Line #___)			
_____ (HUD-1/1A Line #___)			

Acknowledgment

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1. The comparison between the charges listed on the HUD-1/1A settlement form and the estimate of charges on the GFE;
2. Whether or not the tolerances have been met within the applicable categories between the GFE and the HUD-1/1A; and
3. Any inconsistencies between the loan documents (including the mortgage note) and the summary of the loan terms on the GFE, and between the HUD-1/1A settlement charges and the charges stated on the GFE.

_____ (Representative) _____ (Company)

_____ (Borrower) _____ (Borrower)

_____ (Date)

Example 4 – Hybrid Fixed Rate Adjustable Rate Mortgage

THESE ARE YOUR LOAN DETAILS

The following is a summary of many important details involving the mortgage loan for 123 Main Street, Hometown, USA 00000. Let’s compare these important details with the Good Faith Estimate (GFE), loan documents, and other disclosures.

Loan Amount	Loan Term	Loan Type
\$300,000.00	30 year	Conventional Hybrid Adjustable Rate Mortgage

Hybrid Adjustable Rate Mortgage

Your loan is a hybrid adjustable rate mortgage.

You have an initial fixed interest rate of **6.5%**. As long as your interest rate remains fixed, your interest rate will not rise.

Your initial fixed interest rate will change to an adjustable rate mortgage on the first change date, **June 1, 2009**. The adjustable interest rate may change every **12 months** thereafter. Your interest rate can increase or decrease by **2.0%** on every change date, but will never be lower than **4.5%** or higher than **10.5%** over the life of the loan.

When your loan changes from a fixed interest rate to an adjustable interest rate, your interest rate can rise.

Payment

Your initial loan payment for principal and interest (**\$1,896.20**) and mortgage insurance (**\$0**) is **\$1,896.20** and **can rise**.

The highest your principal and interest payment can reach, based on the maximum interest rate of **10.5%** is **\$2,744.22**. The earliest it can reach this is **January 1, 2011**.

You do not have an escrow account. Any and all items such as property taxes and homeowners insurance must be paid directly by you.

Your total initial payment is **\$1,896.20** for principal, interest, and any mortgage insurance.

Late Payment

Your loan payment is due on the **1st** of every month and is considered late after the **15th** of every month. If your lender receives your mortgage payment after the **15th**, your lender will charge a late fee of **5%** of your loan payment.

Loan Balance

Your loan balance **cannot** rise.

Prepayment Penalty

You **have** a pre-payment penalty.

A prepayment penalty is an additional amount that you will be required to pay if you pay your loan off early such as through the sale of your home, refinancing your loan, or if you make significant additional payments to principal prior to **June 1, 2010**. Based on your initial loan amount, your prepayment penalty may be as high as **\$9,400.00**.

Balloon Payment

You **do not have** a balloon payment.

Closing Costs

Next we will review all of the HUD-1/1A charges and credits associated with your loan and compare them to the GFE you received when you applied for this loan.

GFE & HUD-1/1A Charges Comparison Chart

Good

HUD-

\$

	Faith Estimate	1/1A	Increase
Charges Cannot Increase			
Our service charge (HUD-1/1A Line #801)	\$6,000.00	\$6,000.00	0
Your credit or charge for the specific interest rate chosen (HUD-1/1A Line #802)	-\$4,000.00	-\$4,000.00	0
Your Adjusted Origination Charges (HUD-1/1A Line #803)	\$2,000.00	\$2,000.00	0
Government recording and transfer charges (HUD-1/1A Line #1201)	\$1,250.00	\$1,250.00	0
Charges Cannot Increase More Than 10%			
Appraisal (HUD-1/1A Line #804)	\$295.00	\$325.00	
Credit Report (HUD-1/1A Line #805)	\$21.00	\$21.00	
Tax service (HUD-1/1A Line #806)	\$70.00	\$75.00	
Flood certification (HUD-1/1A Line #807)	\$12.00	\$15.00	
Mortgage Insurance Premium (HUD-1/1A Line #902)			
Title services and lender's title insurance_ (HUD-1/1A Line #1101)	\$975.00	\$975.00	
Optional owner's title insurance_____ (HUD-1/1A Line #1110)	\$679.00	\$725.00	
_____ (HUD-1/1A Line #____)			
Total	\$2052.00	\$2136.00	+84
*Increase between GFE and HUD-1/1A Charges	4%		
Charges Can Change			
Reserves or escrow (HUD-1/1A Line #1001)	\$262.00	\$262.00	
Daily interest charges (HUD-1/1A Line #901) \$53.42 per day	\$213.69	\$427.36	
Homeowners insurance (HUD-1/1A Line #903)	\$600.00	\$615.00	
Survey_____ (HUD-1/1A Line #1301)	\$150.00	\$150.00	
Pest inspection_____ (HUD-1/1A Line #1302)	\$35.00	\$35.00	
_____ (HUD-1/1A Line #____)			

Acknowledgment

The undersigned hereby state that the Closing Script was read and the following information was provided and explained:

1. The comparison between the charges listed on the HUD-1/1A settlement form and the estimate of charges on the GFE;
2. Whether or not the tolerances have been met within the applicable categories between the GFE and the HUD-1/1A; and

- Any inconsistencies between the loan documents (including the mortgage note) and the summary of the loan terms on the GFE, and between the HUD-1/1A settlement charges and the charges stated on the GFE.

_____ (Representative) _____ (Company)

_____ (Borrower) _____ (Borrower)

_____ (Date)

Example 5 – Fixed Interest Rate with Balloon Payment

THESE ARE YOUR LOAN DETAILS

The following is a summary of many important details involving the mortgage loan for 123 Main Street, Hometown, USA 00000. Let's compare these important details with the Good Faith Estimate (GFE), loan documents, and other disclosures.

Loan Amount	Loan Term	Loan Type
\$300,000.00	15 year	Conventional Fixed Rate Interest Only Balloon

Fixed Interest Rate

Your loan has a fixed interest rate of 7.5%.

A fixed interest rate means that your interest rate will not rise over the life of the loan.

Payment - Interest-Only Mortgage

Your loan payment for interest (**\$1,875.00**) and mortgage insurance (**\$62.00**) is **\$1,937.00** and **cannot rise**. This will not reduce the principal balance of your loan.

You have an escrow account. In addition to any mortgage insurance, your initial escrow payment is **\$200.00** for property taxes and homeowners insurance. This amount may increase.

Your total payment is **\$2,137.00** for interest, any mortgage insurance, property taxes and homeowners insurance.

Late Payment

Your loan payment is due on the 1st of every month and is considered late after the 15th of every month. If your lender receives your mortgage payment after the 15th, your lender will charge a late fee of 5% of the overdue payment of principal and interest.

Loan Balance

Your loan balance **cannot** rise.

Prepayment Penalty

You **have** a pre-payment penalty.

A prepayment penalty is an additional amount that you will be required to pay if you pay your loan off early such as through the sale of your home, refinancing your loan, or if you make significant additional payments to principal prior to **June 1, 2010**. Based on your initial loan amount, your prepayment penalty may be as high as **\$9,400.00**.

Balloon Loan

Your loan has a balloon payment. At the end of the loan term, any balance remaining will have to be paid. In the case of a balloon loan, often very little, if any, of the loan balance is paid down, therefore, the last payment, the balloon payment can be most of the initial loan balance. Most consumers with a balloon note refinance their loan before the final balloon payment becomes due.

Your balloon payment will become due on **April 1, 2023** in the amount of **\$300,000.00**.

Closing Costs

Next we will review all of the HUD-1/1A charges and credits associated with your loan and compare them to the GFE you received when you applied for this loan.

GFE & HUD-1/1A Charges Comparison Chart

	Good Faith Estimate	HUD-1/1A	\$ Increase
Charges Cannot Increase			
Our service charge (HUD-1/1A Line #801)	\$6,000.00	\$6,000.00	0
Your credit or charge for the specific interest rate chosen (HUD-1/1A Line #802)	-\$4,000.00	-\$4,000.00	0
Your Adjusted Origination Charges (HUD-1/1A Line #803)	\$2,000.00	\$2,000.00	0
Government recording and transfer charges (HUD-1/1A Line #1201)	\$1,250.00	\$1,250.00	0

Charges Cannot Increase More Than 10%			
Appraisal (HUD-1/1A Line #804)	\$300.00	\$300.00	
Credit Report (HUD-1/1A Line #805)	\$40.00	\$45.00	
Tax service (HUD-1/1A Line #806)	\$70.00	\$92.00	
Flood certification (HUD-1/1A Line #807)	\$12.00	\$15.00	
Mortgage Insurance Premium (HUD-1/1A Line #902)	\$62.00	\$62.00	
Title services and lender's title insurance (HUD-1/1A Line #1101)	\$975.00	\$1015.00	
Optional owner's title insurance _____ (HUD-1/1A Line #1110)	\$725.00	\$775.00	
_____ (HUD-1/1A Line # ____)			
Total	\$2184.00	\$2304.00	+120
*Increase between GFE and HUD-1/1A Charges	5%		
Charges Can Change			
Reserves or escrow (HUD-1/1A Line #1001)	\$262.00	\$262.00	
Daily interest charges (HUD-1/1A Line #901) \$ <u>53.42</u> per day	\$213.69	\$427.36	
Homeowners insurance (HUD-1/1A Line #903)	\$600.00	\$600.00	
Survey _____ (HUD-1/1A Line #1301)	\$175.00	\$175.00	
Pest Inspection _____ (HUD-1/1A Line #1302)	\$45.00	\$45.00	
_____ (HUD-1/1A Line # ____)			

Acknowledgment

The undersigned hereby state that the Closing Script was read and the following information was provided and explained:

1. The comparison between the charges listed on the HUD-1/1A settlement form and the estimate of charges on the GFE;
2. Whether or not the tolerances have been met within the applicable categories between the GFE and the HUD-1/1A; and
3. Any inconsistencies between the loan documents (including the mortgage note) and the summary of the loan terms on the GFE, and between the HUD-1/1A settlement charges and the charges stated on the GFE.

_____ (Representative) _____ (Company)

_____ (Borrower) _____ (Borrower)

_____ (Date)

Example 6 –Fixed Interest Rate with Balloon Payment

THESE ARE YOUR LOAN DETAILS

The following is a summary of many important details involving the mortgage loan for 123 Main Street, Hometown, USA 00000. Let's compare these important details with the Good Faith Estimate (GFE), loan documents, and other disclosures.

Loan Amount	Loan Term	Loan Type
\$30,000.00	15 year	Conventional Fixed Rate Balloon

Fixed Interest Rate

Your loan has a fixed interest rate of **8.0%**.

A fixed interest rate means that your interest rate will not rise over the life of the loan.

Payment

Your loan payment for principal and interest (**\$220.13**) and mortgage insurance (**\$0**) is **\$220.13** and **cannot** rise.

You do not have an escrow account. Any and all items such as property taxes and homeowners insurance must be paid directly by you.

Your total payment is **\$220.13** for principal, interest, and any mortgage insurance.

Late Payment

Your loan payment is due on the 1st of every month and is considered late after the 15th of every month. If your lender receives your mortgage payment after the 15th, your lender will charge a late fee of 5% of the overdue payment of principal and interest.

Loan Balance

Your loan balance **cannot** rise.

Prepayment Penalty

You **do not have** a pre-payment penalty.

Balloon Loan

Your loan has a balloon payment. At the end of the loan term, any balance remaining will have to be paid. In the case of a balloon loan, often very little, if any, of the loan balance is paid down, therefore, the last payment, the balloon payment can be most of the initial loan balance. Most consumers with a balloon note refinance their loan before the final balloon payment becomes due.

Your balloon payment will become due on **April 1, 2022** in the amount of **\$23,254.44**.

Closing Costs

Next we will review all of the HUD-1/1A charges and credits associated with your loan and compare them to the GFE you received when you applied for this loan.

GFE & HUD-1/1A Charges Comparison Chart

	Good Faith Estimate	HUD-1/1A	\$ Increase
Charges Cannot Increase			
Our service charge (HUD-1/1A Line #801)	\$2,700.00	\$2,700.00	0
Your credit or charge for the specific interest rate chosen (HUD-1/1A Line #802)	-\$750.00	-\$750.00	0
Your Adjusted Origination Charges (HUD-1/1A Line #803)	\$1,950.00	\$1,950.00	0
Government recording and transfer charges (HUD-1/1A Line #1201)	\$1,250.00	\$1,250.00	0
Charges Cannot Increase More Than 10%			
Appraisal (HUD-1/1A Line #804)	\$300.00	\$325.00	
Credit Report (HUD-1/1A Line #805)	\$22.00	\$18.00	
Tax service (HUD-1/1A Line #806)	\$60.00	\$78.00	

Flood certification (HUD-1/1A Line #807)	\$12.00	\$15.00	
Mortgage Insurance Premium (HUD-1/1A Line #902)			
Title services and lender's title insurance (HUD-1/1A Line #1101)	\$415.00	\$469.00	
_____ (HUD-1/1A Line #____)			
_____ (HUD-1/1A Line #____)			
Total	\$809.00	\$905.00	+96
*Increase between GFE and HUD-1/1A Charges	12%		
Charges Can Change			
Reserves or escrow (HUD-1/1A Line #1001)			
Daily interest charges (HUD-1/1A Line #901) \$7.24 per day	\$28.96	\$57.92	
Homeowners insurance (HUD-1/1A Line #903)	\$600.00	\$600.00	
_____ (HUD-1/1A Line #____)			
_____ (HUD-1/1A Line #____)			
_____ (HUD-1/1A Line #____)			

Acknowledgment

The undersigned hereby state that the Closing Script was read and the following information was provided and explained:

1. The comparison between the charges listed on the HUD-1/1A settlement form and the estimate of charges on the GFE;
2. Whether or not the tolerances have been met within the applicable categories between the GFE and the HUD-1/1A; and
3. Any inconsistencies between the loan documents (including the mortgage note) and the summary of the loan terms on the GFE, and between the HUD-1/1A settlement charges and the charges stated on the GFE.

_____ (Representative) _____ (Company)

_____ (Borrower) _____ (Borrower)

_____ (Date)

