

POPLAR BANK

LOAN OFFICER Joe Smith
PHONE 555-123-4444
EMAIL joesmith@poplarbank.com
NMLS ID# 01234567

LOAN ID# 1330172608
APPLICANT Jane Johnson
PROPERTY 456 Avenue A, Anytown, ST 12345
LOAN TYPE 30 year adjustable rate
PURPOSE Purchase
PROGRAM Conventional

DATE May 18, 2011
EXPIRES June 2, 2011 at 3:00 PM

Loan Estimate

PROJECTED PAYMENTS Payments you should expect to make.

AT CLOSING

\$34,060 estimated

Will be adjusted for credits and deposits.

YEARS 1 – 2

\$840 a month

+ **\$451** estimated taxes and insurance.

Estimated total **\$1,291** a month.

YEARS 3 – 8

As much as **\$2,098** a month

+ **\$451** estimated taxes and insurance.

Estimated total **\$1,357 to \$2,549** a month.

YEARS 9 – 30

As much as **\$2,098** a month

+ **\$341** estimated taxes and insurance.

Estimated total **\$1,247 to \$2,439** a month.

SUMMARY

Loan Amount **\$216,000**
Monthly Loan Payment **\$839.50**
• Adjusts yearly starting in year 3.
Monthly Taxes & Insurance **\$451**
• Estimated. Could increase over time.
Interest Rate **2.375% to start**
• Adjusts yearly starting in year 3.
• See details on back.

Closing Costs You Pay **\$10,060**
• See details on back.

Down Payment **\$24,000**

CAUTIONS

These features trigger higher or additional payments.

Adjustable Interest Rate **As high as 12%**

Increasing Monthly Payment ... **As high as \$2,098**

Increasing Loan Amount **No**

Balloon Payment **No**

Prepayment Penalty **No**

COMPARISONS

Use these additional measures to compare this loan with others.

In 5 Years **\$82,155**

Amount you have paid

\$17,688

Amount of loan paid off

APR **5.95%**

• Expresses interest and costs over 30 years.

Loan Estimate Details

You have no obligation to choose this loan. Shop around to find the best loan for you.

LOAN ID # 1330172608

Estimated Closing Costs

A	Origination Fee.	This fee cannot change. Includes <u> 0 </u> points (\$0)	\$1,250
B	Required services and costs you cannot shop for.	Services Required by the Lender • These services include appraisal (\$410) and credit report (\$10) provided by lender-related companies: PGV Appraisers and KJT Credit Co. • Total cannot be higher than \$1,045 at closing.	\$950
		Government Charges	\$2,015
C	Required services you can shop for. If you choose another provider, these amounts may vary.	Title Services, Lender's Title Insurance, and Settlement Agent	\$2,048
		Pest Inspection	\$165
		Homeowner's Insurance	\$780
D	Non-required services. You choose to shop for and purchase these services.	Owner's Title Insurance	\$710
		Home Warranty	\$575
E	Advance charges you pay at closing.	Escrow and prepaid property taxes and assessments	\$633
		Escrow for insurance	\$720
		Prepaid Interest (15 days @ 2.375%, \$14.25/day)	\$214
F	Total Closing Costs	A + B + C + D + E	\$10,060
G	Credits from Lender or Seller		\$0
H	Amount of Total Closing Costs to be Financed		\$0
I	ESTIMATED AMOUNT YOU WILL PAY AT CLOSING (F - G - H)		\$10,060

Is an Escrow Account Required?

- YES, your monthly payment includes monthly taxes and insurance.
- NO, you must pay your taxes and insurance yourself.

Is Mortgage Insurance Required?

- YES, this loan requires mortgage insurance.
- NO, this loan does not require mortgage insurance.

Will You Make Your Payments to Us?

- YES, we intend to service your loan.
- NO, we intend to assign, sell, or transfer servicing of your loan.

Appraisal

We will promptly give you a free copy of any written property appraisals or valuations. You will receive the copy even if the loan does not close.

Important Dates

This estimate expires on **06/02/2011 at 3:00 PM**. After this time, the loan features and closing costs on this form may not be available.

Adjustable Interest Rate Information

Index	Prime
Margin	3%
Lifetime Maximum Rate	12%
Lifetime Minimum Rate	3%
Cap on Interest Rate Changes	
At First Change	3%
At Subsequent Changes	3%
Change Frequency	
First Change:	2 years from loan date
Subsequent Changes:	Every year after first change

LILAC BANK

LOAN OFFICER Joe Smith
PHONE 555-123-4444
EMAIL joesmith@lilacbank.com
NMLS ID# 01234567

LOAN ID# 1330172608
APPLICANT Jane Johnson
PROPERTY 456 Avenue A, Anytown, ST 12345
LOAN TYPE 30 year fixed rate
PURPOSE Purchase
PROGRAM Conventional

DATE May 18, 2011
EXPIRES June 2, 2011 at 3:00 PM

Loan Estimate

PROJECTED PAYMENTS Payments you should expect to make.

AT CLOSING

\$28,167 estimated

Will be adjusted for credits and deposits.

YEARS 1 – 9

\$1,203 a month

+ **\$452** estimated taxes and insurance.

Estimated total **\$1,655** a month.

YEARS 10 – 30

\$1,203 a month

+ **\$284** estimated taxes and insurance.

Estimated total **\$1,487** a month.

SUMMARY

Loan Amount **\$221,000**
Monthly Loan Payment **\$1,203.33**

Monthly Taxes & Insurance **\$452**
• Estimated. Could increase over time.

Interest Rate **5.125%**

CAUTIONS

These features trigger higher or additional payments.

Adjustable Interest Rate **No**
Increasing Monthly Payment ... **No**
Increasing Loan Amount **No**
Balloon Payment **No**
Prepayment Penalty **No**

COMPARISONS

Use these additional measures to compare this loan with others.

In 5 Years **\$86,447**
Amount you have paid
\$17,702
Amount of loan paid off

APR..... **5.98%**

• Expresses interest and costs over 30 years.

Loan Estimate Details

You have no obligation to choose this loan. Shop around to find the best loan for you.

LOAN ID # 1330172608

Estimated Closing Costs

A	Origination Fee.	This fee cannot change. Includes <u> 0 </u> points (\$0)	\$1,750
B	Required services and costs you cannot shop for.	Services Required by the Lender • These services include appraisal (\$200) and credit report (\$15) provided by lender-related companies: PGV Appraisers and KJT Credit Co. • Total cannot be higher than \$743 at closing.	\$675
		Government Charges	\$2,000
C	Required services you can shop for. If you choose another provider, these amounts may vary.	Title Services, Lender's Title Insurance, and Settlement Agent	\$1,672
		Pest Inspection	\$100
		Homeowner's Insurance	\$437
D	Non-required services. You choose to shop for and purchase these services.	Owner's Title Insurance	\$455
		Home Warranty	\$250
E	Advance charges you pay at closing.	Escrow and prepaid property taxes and assessments	\$633
		Escrow for insurance	\$723
		Prepaid Interest (15 days @ 5.125%, \$31.47/day)	\$472
F	Total Closing Costs	A + B + C + D + E	\$9,167
G	Credits from Lender or Seller		\$0
H	Amount of Total Closing Costs to be Financed		\$5,000
I	ESTIMATED AMOUNT YOU WILL PAY AT CLOSING (F - G - H)		\$4,167

Is an Escrow Account Required?

- YES, your monthly payment includes monthly taxes and insurance.
- NO, you must pay your taxes and insurance yourself.

Is Mortgage Insurance Required?

- YES, this loan requires mortgage insurance.
- NO, this loan does not require mortgage insurance.

Will You Make Your Payments to Us?

- YES, we intend to service your loan.
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