

SELECT A FORM

Here are two disclosure forms for the same loan product.

Please select the form that best gives you the information you need to decide if you want this loan.

You can see larger versions of the forms by clicking the images below, or using the links to PDF versions beneath each form.



Option A

FICUS BANK
4321 Rouben Boulevard
Somerville, VT 05401

LOAN # 130172008
LOAN OFFICER Joe South
PHONE 855-123-8844
EMAIL joesouth@ficusbank.com
MSL ID# 01234567

Loan Estimate
Loan amount \$216,000
Loan term 30 years
Interest rate 2.5% to start
Monthly loan payment \$853.47
Monthly taxes and insurance \$427

Key Loan Terms
Can key loan terms change after closing?
Interest rate: 2.5% to start. Can go as high as 30% in year 3. Adjusts yearly starting in year 3. See details on back.
Monthly loan payment: \$853.47. Can go as high as \$1,810. Adjusts yearly starting in year 3. See details on back.
Monthly taxes and insurance: \$427. Estimated. Could increase over time.

Caution
Can loan features trigger higher or additional payments?
Increasing loan amount: No
Balloon payment: No
Prepayment penalty: No

Comparisons
Use these additional measures to compare this loan with others.
Annual Percentage Rate: 5.59% (approximate interest and costs over 30 years)
In 5 Years: \$19,761 is the loan amount you have paid off at 5 years after paying \$79,993.

Projected Payments
Expect to make these payments.
AT CLOSING
\$10,060 Estimated Closing Costs
\$24,000 Down Payment
Total: \$34,060

Projected Payments Table:

YEARS 1 - 2	YEARS 3 - 4	YEARS 5 - 30
\$1,280 a month	\$1,280 to \$2,237 a month	\$1,370 to \$2,127 a month
Includes \$427 estimated taxes and insurance	Estimated total monthly payment, including \$427 estimated taxes and insurance	Estimated total monthly payment, including \$427 estimated taxes and insurance

APR 5.59%
3 years from loan date
Changes. Every year after first change.

[View as PDF.](#)

[Choose Option A](#)

OR

Option B

PECAN BANK
130172008
434 Avenue A, Arlington, VT 05496

Loan Estimate
Loan amount \$216,000
Loan term 30 years
Interest rate 2.5% to start
Monthly loan payment \$853.47
Monthly taxes and insurance \$427

Projected Payments
Payments you should expect to make.
AT CLOSING
\$10,060 estimated closing costs and insurance
\$24,000 down payment
Total: \$34,060

Projected Payments Table:

YEARS 1 - 2	YEARS 3 - 4	YEARS 5 - 30
\$853 a month	As high as \$1,810 a month	As high as \$1,810 a month
+ \$427 estimated taxes and insurance	+ \$427 estimated taxes and insurance	+ \$427 estimated taxes and insurance
Estimated total \$1,380 a month	Estimated total \$1,380 to \$2,237 a month	Estimated total \$1,370 to \$2,127 a month

Summary
Loan Amount: \$216,000
Monthly Loan Payment: \$853.47
Monthly Taxes & Insurance: \$427
Interest Rate: 2.5% to start
Closing Costs You Pay: \$10,060
Down Payment: \$24,000

Caution
These features trigger higher or additional payments.
Adjustable Interest Rate: As high as 30%
Increasing Monthly Payments: As high as \$1,810
Increasing Loan Amount: No
Balloon Payment: No
Prepayment Penalty: No

Comparisons
Use these additional measures to compare this loan with others.
In 5 Years: \$19,993
In 5 Years: \$19,761
APR: 5.59%
3 years from loan date
Changes. Every year after first change.

[View as PDF.](#)

[Choose Option B](#)