

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
4001 Randon Boulevard
Somerset, NJ 08876

LOAN ID # 130172008
LOAN OFFICER Jane Johnson
PHONE 908 123 4567
EMAIL janejohnson@ficusbank.com
BRANCH 01234567

Loan Estimate
LOAN AMOUNT \$216,000
DATE 05/18/2011
EXPIRES 06/02/2011 at 3:00 PM

LOAN TYPE 30-year adjustable rate
PURCHASE
PURPOSE Commercial

APPLICANT Jane Johnson
ADDRESS 404 Avenue A, Anytown, NJ 13345

Key Loan Terms

Interest rate 2.5% to start
Can key loan terms change after closing?
+ Can go as high as 10% in year 5.
+ Adjusts yearly starting in year 5.
+ See details on back.

Monthly loan payment \$853.47
Can go as high as \$1,810.
+ Adjusts yearly starting in year 5.

Monthly taxes and insurance \$427
+ Estimated. Could increase over time.

Cautions
Can loan features trigger higher or additional payments?
Increasing loan amount No
Refinance payment No
Prepayment penalty No

Comparisons
Use these additional measures to compare this loan with others.
Annual Percentage Rate 5.59% (applies to 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	YEARS 1 - 3	YEARS 4 - 5	YEARS 6 - 30
\$110,060 Estimated Closing Costs In addition to back + \$24,000 Down Payment These amounts will be adjusted for credits and deposits.	\$1,280 a month Includes \$427 estimated taxes and insurance	\$1,280 to \$2,237 a month Estimated total monthly payment, includes \$427 estimated taxes and insurance	\$1,170 to \$2,127 a month Estimated total monthly payment, includes \$427 estimated taxes and insurance

For additional information and tools, visit www.consumerfinance.gov/choose

View as PDF.

Choose Option A

OR

Option B

PECAN BANK

LOAN ID # 130172008
LOAN OFFICER Jane Johnson
PHONE 908 123 4567
EMAIL janejohnson@pecanbank.com
BRANCH 01234567

Loan Estimate
LOAN AMOUNT \$216,000
DATE 05/18/2011
EXPIRES 06/02/2011 at 3:00 PM

LOAN TYPE 30-year adjustable rate
PURCHASE
PURPOSE Commercial

PROJECTED PAYMENTS Payments you should expect to make.

AT CLOSING	YEARS 1 - 3	YEARS 4 - 5	YEARS 6 - 30
\$110,060 estimated Will be adjusted for credits and deposits.	\$853 a month + \$427 estimated taxes and insurance. Estimated total \$1,280 a month.	As much as \$1,810 a month + \$427 estimated taxes and insurance. Estimated total \$1,280 to \$2,237 a month.	As much as \$1,810 a month + \$427 estimated taxes and insurance. Estimated total \$1,170 to \$2,127 a month.

SUMMARY

Loan Amount \$216,000
Monthly Loan Payment \$853.47
+ Adjusts yearly starting in year 5.
Monthly Taxes & Insurance \$427
+ Estimated. Could increase over time.
Interest Rate 2.5% to start
+ Adjusts yearly starting in year 5.
+ See details on back.

Closing Costs You Pay \$10,000
+ See details on back.
Down Payment \$24,000

CAUTIONS
These features trigger higher or additional payments.
Adjustable Interest Rate As high as 10%
Increasing Monthly Payments As high as \$1,810
Increasing Loan Amount No
Refinance Payment No
Prepayment Penalty No

COMPARISONS
Use these additional measures to compare this loan with others.
In 5 Years \$19,761
Amount of loan paid off
APR 5.59%
+ Expenses interest and costs over 30 years.

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View as PDF.

Choose Option B

OMB #1505-0233