

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 joe@ficusbank.com
MOBILE 872-248467

Loan Estimate
Loan amount \$216,000
Term 30 years
APR 5.59%
Rate 2.75% to start
Interest rate 2.75% to start
Monthly loan payment \$853.47
Monthly taxes and insurance \$427

Key Loan Terms
Can key loan terms change after closing?
+ Can go as high as 30% in year 3.
+ Adjusts yearly starting in year 3.
+ See details on back.

Can key loan terms change after closing?
+ Can go as high as 30% in year 3.
+ Adjusts yearly starting in year 3.
+ Estimated. Could increase over time.

Caution
Can loan features trigger higher or additional payments?
+ Increasing loan amount
+ Balloon payment
+ Prepayment penalty

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	YEARS 1 - 2	YEARS 3 - 4	YEARS 5 - 30
\$10,060	\$1,280 a month	\$1,280 to \$2,237 a month	\$1,370 to \$2,127 a month
Estimated Closing Costs (not included on back)	Includes \$427	Estimated total monthly payment, including taxes and insurance	Estimated total monthly payment, including taxes and insurance
+ \$24,000	\$427	\$427	\$427
Down Payment			

These amounts will be adjusted for credits and deposits.

APR 5.59%
* Excludes interest and costs over 30 years.

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

[View as PDF.](#)

[Choose Option A](#)

OR

Option B

PECAN BANK
130172008
434 Avenue A, Argonne, VT 05401

Loan Estimate
Loan amount \$216,000
Term 30 years
APR 5.59%
Rate 2.75% to start
Interest rate 2.75% to start
Monthly loan payment \$853.47
Monthly taxes and insurance \$427

Projected Payments
Payments you should expect to make.

AT CLOSING	YEARS 1 - 2	YEARS 3 - 4	YEARS 5 - 30
\$14,060 estimated	\$853 a month	Amount of \$1,876 a month	Amount of \$1,876 a month
Will be adjusted for credits and deposits.	+ \$427 estimated taxes and insurance	+ \$317 estimated taxes and insurance	+ \$317 estimated taxes and insurance
	Estimated total \$1,380 a month	Estimated total \$1,280 to \$2,237 a month	Estimated total \$1,700 to \$2,127 a month

SUMMARY
Loan Amount: \$216,000
Monthly Loan Payment: \$853.47
Monthly Taxes & Insurance: \$427
Interest Rate: 2.75% to start
Closing Costs You Pay: \$14,060
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 \$1,876**
Increasing Loan Amount: **No**
Balloon Payment: **No**
Prepayment Penalty: **No**

COMPARISONS
Use these additional measures to compare this loan with others, in 5 Years:
\$79,993
\$19,761
\$3,999
* Excludes interest and costs over 30 years.

APR 5.59%
* Excludes interest and costs over 30 years.

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

[View as PDF.](#)

[Choose Option B](#)