

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 855-223-8664
EMAIL joesouth@ficusbank.com
MOBILE 87224867

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 \$1,819. Adjusts yearly starting in year 3.
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% (applies 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: \$10,960 (includes \$2,280 in cash and \$8,680 in estimated closing costs and insurance)
YEARS 1 - 2: \$1,280 a month (includes \$427 in estimated taxes and insurance)
YEARS 3 - 4: \$1,280 to \$2,237 a month (includes \$427 in estimated taxes and insurance)
YEARS 5 - 30: \$1,370 to \$2,127 a month (includes \$427 in estimated taxes and insurance)

APR 5.59%
For additional information and tools, visit www.consumerfinance.gov/realmort

[View as PDF.](#)

[Choose Option A](#)

OR

Option B

PECAN BANK
130172008
434 Avenue A, Arlington, VT 05446

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: \$10,960 (includes \$2,280 in cash and \$8,680 in estimated closing costs and insurance)
YEARS 1 - 2: \$853 a month (includes \$427 in estimated taxes and insurance)
YEARS 3 - 4: \$1,280 to \$2,237 a month (includes \$427 in estimated taxes and insurance)
YEARS 5 - 30: \$1,370 to \$2,127 a month (includes \$427 in estimated taxes and insurance)

Summary
Loan Amount: \$216,000
Monthly Loan Payment: \$853.47
Monthly Taxes & Insurance: \$427
Interest Rate: 2.5% to start
Closing Costs You Pay: \$10,960
Down Payment: \$24,000

Caution
These features trigger higher or additional payments.
Adjustable Interest Rate: As high as 19%
Increasing Monthly Payments: As high as \$1,819
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 (includes \$2,280 in cash and \$77,713 in payments)
APR: 5.59%
For additional information and tools, visit www.consumerfinance.gov/realmort

[View as PDF.](#)

[Choose Option B](#)