

Loan Estimate

DATE ISSUED 11/15/2012
APPLICANTS James White and Jane Johnson
 123 Anywhere Street, Apt 678
 Anytown, AZ 12345
PROPERTY 456 Somewhere Avenue
 Anytown, AZ 12345
SALE PRICE \$186,000

LOAN TERM 7 years
PURPOSE Purchase
PRODUCT Fixed Rate Balloon
LOAN TYPE Conventional FHA VA _____
LOAN ID # 123456789
RATE LOCK NO YES, until 01/22/2013 at 5:00 p.m. EST
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 12/3/2012 at 5:00 p.m. EST

Loan Terms		Can this amount increase after closing?
Loan Amount	\$176,000	NO
Interest Rate	4.625%	NO
Monthly Principal & Interest <i>See Projected Payments Below for Your Total Monthly Payment</i>	\$1,038.36	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		YES • You will have to pay \$154,616 at the end of year 7.

Projected Payments		
Payment Calculation	Years 1-7	Final Payment
Principal & Interest	\$904.89	
Mortgage Insurance	+ 133.47	
Estimated Escrow <i>Amount Can Increase Over Time</i>	+ 338	
Estimated Total Monthly Payment	\$1,376.36	\$154,616.00
Estimated Taxes, Insurance & Assessments <i>Amount Can Increase Over Time</i>	\$338 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
		In escrow? YES YES

Cash to Close	
Estimated Cash to Close	\$15,376 Includes \$10,376 in Closing Costs (\$6,853 in Loan Costs + \$3,523 in Other Costs – \$0 in Lender Credits). See details on page 2.

Visit www.consumerfinance.gov/learnmore for general information and tools.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges	\$2,950	E. Taxes and Other Government Fees	\$1,540
% of Loan Amount (Points)	\$0	Recording Fees and Other Taxes	\$1,425
Administration Fee	\$750	Transfer Taxes	\$115
Processing Fee	\$200	F. Prepays	\$1,039
Underwriting Fee	\$1,200	Homeowner's Insurance Premium (<u>6</u> months)	\$700
Verification Fee	\$800	Mortgage Insurance Premium (<u>0</u> months)	\$0
		Prepaid Interest (\$22.61 per day for 15 days)	\$339
		Property Taxes (<u>0</u> months)	\$0
B. Services You Cannot Shop For	\$1,140	G. Initial Escrow Payment at Closing	\$944
Appraisal Fee	\$685	Homeowner's Insurance \$116.67 per month for 2 mo.	\$233
Credit Report Fee	\$35	Mortgage Insurance \$133.47 per month for 2 mo.	\$267
Desk Review Fee	\$125	Property Taxes \$222.00 per month for 2 mo.	\$444
Document Preparation Fee	\$135		
Flood Determination Fee	\$50	H. Other	\$0
Tax Status Research Fee	\$110		
C. Services You Can Shop For	\$2,763	I. TOTAL OTHER COSTS (E + F + G + H)	\$3,523
Borrower's Attorney Fee	\$400		
Pest Inspection Fee	\$106	J. TOTAL CLOSING COSTS	\$10,376
Survey Fee	\$215	D + I	\$10,376
Title – Lender's Title Policy	\$511	Lender Credits	– \$0
Title – Other Service Fees	\$1,531		
D. TOTAL LOAN COSTS (A + B + C)	\$6,853	Calculating Cash to Close	
		Total Closing Costs (J)	\$10,376
		Closing Costs Financed (Included in Loan Amount)	– \$5,000
		Down Payment/Funds from Borrower	\$10,000
		Deposit	– \$9,000
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		Estimated Cash to Close	\$15,376

Additional Information About This Loan

LENDER Poplar Bank
NMLS/LICENSE ID
LOAN OFFICER Joe Smith
NMLS ID 12345
EMAIL jsmith@poplarbank.com
PHONE 123-456-7890

MORTGAGE BROKER Pecan Mortgage Broker Inc.
NMLS/LICENSE ID 222222
LOAN OFFICER Jane Jones
NMLS ID 67890
EMAIL jjones@pecanmortgagebroker.com
PHONE 333-444-5555

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	\$70,695 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$15,261 Principal you will have paid off.
Annual Percentage Rate (APR)	6.06% Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	30.64% The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

Appraisal

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

Assumption

If you sell or transfer this property to another person, we
 will allow, under certain conditions, this person to assume this loan on the original terms.
 will not allow this person to assume this loan on the original terms.

Homeowner's Insurance

This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.

Late Payment

If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Servicing

We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature

Date

Co-Applicant Signature

Date