

## Loan Estimate

**DATE ISSUED** 12/15/2012  
**APPLICANTS** John A. and Mary B.  
 123 Anywhere Street  
 Anytown, FL 12345  
**PROPERTY** 456 Somewhere Avenue  
 Anytown, FL 12345  
**SALE PRICE** \$240,000

**LOAN TERM** 30 years  
**PURPOSE** Purchase  
**PRODUCT** 5 Year Interest Only, 5/3 Adjustable Rate  
**LOAN TYPE**  Conventional  FHA  VA  \_\_\_\_\_  
**LOAN ID #** 123456789  
**RATE LOCK**  NO  YES, until 1/22/2013 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 1/3/2013 at 5:00 p.m. EST*

Loan Terms		Can this amount increase after closing?	
<b>Loan Amount</b>	\$211,000	<b>NO</b>	
<b>Interest Rate</b>	4.375%	<b>YES</b>	<ul style="list-style-type: none"> <li>• Adjusts <b>every three years</b> starting in year 6</li> <li>• Can go <b>as high as 8%</b> in year 9</li> <li>• See <b>AIR table on page 2</b> for details</li> </ul>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments Below for Your Total Monthly Payment</i>	\$769.27	<b>YES</b>	<ul style="list-style-type: none"> <li>• Adjusts <b>every three years</b> starting in year 6</li> <li>• Can go <b>as high as \$1,622</b> in year 9</li> <li>• Includes <b>only interest</b> and <b>no principal</b> until year 6</li> <li>• See <b>AP table on page 2</b> for details</li> </ul>
<b>Prepayment Penalty</b>		<b>Does the loan have these features?</b>	
		<b>YES</b>	• <b>As high as \$4,220</b> if you pay off the loan during the first 2 years
<b>Balloon Payment</b>		<b>NO</b>	

Projected Payments				
Payment Calculation	Years 1-5	Years 6-8	Years 9-11	Years 12-30
Principal & Interest	\$769.27 <i>only interest</i>	\$1,233 min \$1,542 max	\$1,233 min \$1,622 max	\$1,233 min \$1,622 max
Mortgage Insurance	+ 107	+ 107	+ 107	+ —
Estimated Escrow <i>Amount Can Increase Over Time</i>	+ 533	+ 533	+ 533	+ 533
<b>Estimated Total Monthly Payment</b>	<b>\$1,409</b>	<b>\$1,873–\$2,182</b>	<b>\$1,873–\$2,262</b>	<b>\$1,766–\$2,155</b>
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount Can Increase Over Time</i>	\$533 a month	<b>This estimate includes</b> <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>		<b>In escrow?</b> <b>YES</b> <b>YES</b>

Cash to Close	
<b>Estimated Cash to Close</b>	\$31,587 Includes <b>\$8,587</b> in Closing Costs ( \$4,527 in Loan Costs + \$4,060 in Other Costs – \$0 in Lender Credits). See details on page 2.

Visit [www.consumerfinance.gov/learnmore](http://www.consumerfinance.gov/learnmore) for general information and tools.

## Closing Cost Details

Loan Costs	
<b>A. Origination Charges</b>	<b>\$2,850</b>
% of Loan Amount (Points)	\$0
Application Fee	\$400
Loan Origination Fee	\$2,450
<b>B. Services You Cannot Shop For</b>	<b>\$820</b>
Appraisal Fee	\$305
Credit Report Fee	\$30
Flood Determination Fee	\$35
Lender's Attorney	\$400
Tax Status Research Fee	\$50
<b>C. Services You Can Shop For</b>	<b>\$857</b>
Pest Inspection Fee	\$125
Survey Fee	\$150
Title – Lender's Title Policy	\$132
Title – Settlement Agent Fee	\$300
Title – Title Search	\$150
<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$4,527</b>

Adjustable Payment (AP) Table	
Interest Only Payments?	YES for your first 60 payments
Optional Payments?	NO
Step Payments?	NO
Seasonal Payments?	NO
<b>Monthly Principal and Interest Payments</b>	
First Change/Amount	\$1,233 – \$1,542 at 61st payment
Subsequent Changes	Every three years
Maximum Payment	\$1,622 starting at 108th payment

Other Costs	
<b>E. Taxes and Other Government Fees</b>	<b>\$152</b>
Recording Fees and Other Taxes	\$152
Transfer Taxes	\$0
<b>F. Prepaids</b>	<b>\$1,205</b>
Homeowner's Insurance Premium ( <u>12</u> months)	\$1,000
Mortgage Insurance Premium ( <u>0</u> months)	\$0
Prepaid Interest (\$25.64 per day for 8 days @ 4.375%)	\$205
Property Taxes ( <u>0</u> months)	\$0
<b>G. Initial Escrow Payment at Closing</b>	<b>\$1,067</b>
Homeowner's Insurance \$83.33 per month for 2 mo.	\$167
Mortgage Insurance \$0 per month for 0 mo.	\$0
Property Taxes \$450.00 per month for 2 mo.	\$900
<b>H. Other</b>	<b>\$1,636</b>
Title – Owner's Title Policy (optional)	\$1,636
<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$4,060</b>
<b>J. TOTAL CLOSING COSTS</b>	<b>\$8,587</b>
D + I	\$8,587
Lender Credits	– \$0
<b>Calculating Cash to Close</b>	
Total Closing Costs (J)	\$8,587
Closing Costs Financed (Included in Loan Amount)	\$0
Down Payment/Funds from Borrower	\$29,000
Deposit	– \$5,000
Funds for Borrower	\$0
Seller Credits	– \$1,000
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>\$31,587</b>

Adjustable Interest Rate (AIR) Table	
Index + Margin	LIBOR + 4%
Initial Interest Rate	4.375%
Minimum/Maximum Interest Rate	5%/8%
<b>Change Frequency</b>	
First Change	Beginning of 61st month
Subsequent Changes	Every 36th month after first change
<b>Limits on Interest Rate Changes</b>	
First Change	3%
Subsequent Changes	3%

## Additional Information About This Loan

**LENDER** Ficus Bank  
**NMLS/LICENSE ID**  
**LOAN OFFICER** Joe S.  
**NMLS ID** 12345  
**EMAIL** joe@ficusbank.com  
**PHONE** 111-222-3333

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

### Comparisons

Use these measures to compare this loan with other loans.

<b>In 5 Years</b>	<b>\$57,324</b> Total you will have paid in principal, interest, mortgage insurance, and loan costs. <b>\$0</b> Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	<b>5.231%</b> Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	<b>99.104%</b> 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