

# Loan Estimate

 DATE ISSUED  
 APPLICANTS

 PROPERTY  
 SALE PRICE

**LOAN TERM** 10 Year  
**PURPOSE**  
**PRODUCT** Fixed Rate  
**LOAN TYPE**  Conventional  FHA  VA  \_\_\_\_\_  
**LOAN ID #**  
**RATE LOCK**  NO  YES, until

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on

 CT  
 CT

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>		NO
<b>Interest Rate</b>	%	NO
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>		NO
<b>Prepayment Penalty</b>	\$0	Does the loan have these features?
<b>Balloon Payment</b>	\$0	NO

Projected Payments									
<b>Payment Calculation</b>	Years 1 -10								
Principal & Interest									
Mortgage Insurance									
Estimated Escrow <i>Amount can increase over time</i>									
<b>Estimated Total Monthly Payment</b>									
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i>	<table border="0"> <tr> <td><b>This estimate includes</b></td> <td><b>In escrow?</b></td> </tr> <tr> <td><input type="checkbox"/> Property Taxes</td> <td>No</td> </tr> <tr> <td><input type="checkbox"/> Homeowner's Insurance</td> <td>No</td> </tr> <tr> <td><input type="checkbox"/> Other:</td> <td>No</td> </tr> </table> <p><i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i></p>	<b>This estimate includes</b>	<b>In escrow?</b>	<input type="checkbox"/> Property Taxes	No	<input type="checkbox"/> Homeowner's Insurance	No	<input type="checkbox"/> Other:	No
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<input type="checkbox"/> Property Taxes	No								
<input type="checkbox"/> Homeowner's Insurance	No								
<input type="checkbox"/> Other:	No								

Costs at Closing	
<b>Estimated Closing Costs</b>	Includes _____ in Loan Costs + _____ in Other Costs – _____ in Lender Credits. <i>See page 2 for details.</i>
<b>Estimated Cash to Close</b>	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

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

# Closing Cost Details

## Loan Costs

### A. Origination Charges

% of Loan Amount (Points)

### B. Services You Cannot Shop For

### C. Services You Can Shop For

### D. TOTAL LOAN COSTS (A + B + C)

## Other Costs

### E. Taxes and Other Government Fees

Recording Fees and Other Taxes  
Transfer Taxes

### F. Prepaids

Homeowner's Insurance Premium (    months)  
Mortgage Insurance Premium (    months)  
Prepaid Interest (    per day for    days @    %)  
Property Taxes (    months)

### G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

### H. Other

### I. TOTAL OTHER COSTS (E + F + G + H)

### J. TOTAL CLOSING COSTS

D + I  
Lender Credits

## Calculating Cash to Close

Total Closing Costs (J)  
Closing Costs Financed (Paid from your Loan Amount)  
Down Payment/Funds from Borrower  
Deposit  
Funds for Borrower  
Seller Credits  
Adjustments and Other Credits

### Estimated Cash to Close

## Additional Information About This Loan

### LENDER

NMLS/\_\_\_ LICENSE ID NA / NA  
 LOAN OFFICER NA  
 NMLS/\_\_\_ LICENSE ID NA / NA  
 EMAIL underwriting@wheda.com  
 PHONE 800-334-6873

### MORTGAGE BROKER

NMLS/\_\_\_ LICENSE ID  
 LOAN OFFICER  
 NMLS/\_\_\_ LICENSE ID  
 EMAIL  
 PHONE

### Comparisons

Use these measures to compare this loan with other loans.

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

### Other Considerations

#### 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 assumption of this loan on the original terms.

#### Late Payment

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

#### Loan Acceptance

You do not have to accept this loan because you have received this form or signed a loan application.

#### 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.