

# 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

**CT**  
*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**

| Loan Terms  | Can this amount increase after closing? |                                    |
|---|---|------------------------------------|
| <b>Loan Amount</b>  |   | NO                                 |
| <b>Interest Rate</b>  | %                                       | NO                                 |
| <b>Monthly Principal &amp; Interest</b><br><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  |  |                               |                   |   |    |  |    |                                 |    |
|---|--|-------------------------------|-------------------|---|----|--|----|---------------------------------|----|
| Payment Calculation   | Years 1 -10  |                               |                   |   |    |  |    |                                 |    |
| Principal & Interest  |  |                               |                   |   |    |  |    |                                 |    |
| Mortgage Insurance  |  |                               |                   |   |    |  |    |                                 |    |
| Estimated Escrow<br><i>Amount can increase over time</i>                                    |  |                               |                   |   |    |  |    |                                 |    |
| Estimated Total Monthly Payment   |  |                               |                   |   |    |  |    |                                 |    |
| <b>Estimated Taxes, Insurance &amp; Assessments</b><br><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 |
| <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   |                               |                   |   |    |  |    |                                 |    |

| 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. Prepays

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

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

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

| Comparisons                     | Use these measures to compare this loan with other loans. |   |
|---------------------------------|---|---|
| In 5 Years                      |   | Total you will have paid in principal, interest, mortgage insurance, and loan costs.<br>Principal you will have paid off. |
| Annual Percentage Rate (APR)    | %   | Your costs over the loan term expressed as a rate. This is not your interest rate.  |
| Total Interest Percentage (TIP) | %   | The total amount of interest that you will pay over the loan term as a percentage of your loan amount.                    |

| Other Considerations   |  |
|------------------------|--|
| <b>Assumption</b>      | If you sell or transfer this property to another person, we<br><input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms.<br><input type="checkbox"/> will not allow assumption of this loan on the original terms. |
| <b>Late Payment</b>    | If your payment is more than <u>15</u> days late, we will charge a late fee of <u>5% of my</u><br>overdue payment of principal and interest.   |
| <b>Loan Acceptance</b> | You do not have to accept this loan because you have received this form or signed a loan application.  |
| <b>Refinance</b>       | 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.   |
| <b>Servicing</b>       | We intend<br><input type="checkbox"/> to service your loan. If so, you will make your payments to us.<br><input type="checkbox"/> to transfer servicing of your loan.  |