

# Loan Estimate

DATE ISSUED 8/15/2015  
 APPLICANTS Bob Builder  
 1234 Oak Street  
 Arlington, TX 76017  
 PROPERTY 1234 Oak Street  
 Arlington, TX 76017  
 SALE PRICE \$250,000

LOAN TERM 30 years  
 PURPOSE Purchase  
 PRODUCT Fixed Rate  
 LOAN TYPE  Conventional  FHA  VA  \_\_\_\_\_  
 LOAN ID #  
 RATE LOCK  NO  YES , until 8/31/2015 5:00 PM CDT  
 Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 8/28/2015 5:00 PM CDT

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$200,000	NO
Interest Rate	4%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$954.83	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments	
Payment Calculation	Years 1 - 30
Principal & Interest	\$954.83
Mortgage Insurance	+ 0
Estimated Escrow Amount can increase over time	+ 492
Estimated Total Monthly Payment	\$1,446

Estimated Taxes, Insurance & Assessments Amount can increase over time	\$492 monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.	In escrow? YES YES
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Costs at Closing	
Estimated Closing Costs	\$15,367 Includes \$3,525 in Loan Costs + \$11,842 in Other Costs - \$0 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$60,867 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

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	\$2,650
1% of Loan Amount (Points)	\$2,000
Processing Fee	\$250
Underwriting Fee	\$400
B. Services You Cannot Shop For	\$625
Appraisal Fee	\$400
Document Preparation Fee	\$200
Flood Certification	\$25
C. Services You Can Shop For	\$250
Title - Closing Fee	\$250
D. TOTAL LOAN COSTS (A + B + C)	\$3,525

Other Costs	
E. Taxes and Other Government Fees	\$160
Recording Fees and Other Taxes	\$160
Transfer Taxes	
F. Prepays	\$5,922
Homeowner's Insurance ( months)	\$2,400
Mortgage Insurance	
Prepaid Interest (\$21.92 per day for 1 days @ 4%)	\$22
Property Taxes ( months)	\$3,500
G. Initial Escrow Payment at Closing	\$3,808
Homeowner's Insurance \$200.00 per month for 3 mo.	\$600
Mortgage Insurance	
Property Taxes \$291.67 per month for 11 mo.	\$3,208
H. Other	\$1,952
Title - Owners Coverage Premium	\$1,952
I. TOTAL OTHER COSTS (E + F + G + H)	\$11,842
J. TOTAL CLOSING COSTS	\$15,367
D + I	\$15,367
Lender Credits	\$0

Calculating Cash to Close	
Total Closing Costs (J)	\$15,367
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$50,000
Deposit	-\$1,000
Funds for Borrower	\$0
Seller Credits	-\$3,500
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$60,867

# Additional Information About This Loan

LENDER PPDOCS  
NMLS/\_\_\_ LICENSE ID 1234567  
LOAN OFFICER Sally Originator  
NMLS/\_\_\_ LICENSE ID 7654321  
EMAIL  
PHONE (800) 837-6584

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	\$60,815	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$19,105	Principal you will have paid off.
Annual Percentage Rate (APR)	4.131%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	72.08%	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 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 <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of 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 5.000% of the overdue payment of principal and interest.
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 <input checked="" type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> 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

# Additional Details for Services You Can Shop For

To get you started with shopping, this list identifies some providers for the services you can shop for (see Section C on page 2 of your Loan Estimate).

Service Provider List		You can select these providers or shop for your own providers.	
Service	Estimate	Provider We Identified	Contact Information
Title - Closing Fee	\$250	Busy Bee Title	Jane Doe 111 Oak Drive Fort Worth, TX 76137 janedoe@something.com (817) 461-5500

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OF THE PACKAGE**