Loan Estimate

| DATE ISSUED APPLICANTS | 2/15/2013 |  | Product Fixed Rate |  |
| :---: | :---: | :---: | :---: | :---: |
|  | Michael Jones and Mary Stone |  | LOAN TYPE | 区Conventional $\square$ FHA $\square$ VA $\square$ |
|  | 123 Anywhere Stree |  | LOANID \# | 123456789 |
|  | Anytown, ST 12345 |  | rate lock | $\square$ NO $\begin{aligned} & \text { YES, until 4/16/2013 at 5:00 p.m. EDT }\end{aligned}$ |
| PROPERTY | 456 Somewhere Avenue |  |  | Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT |
|  | Anytown, ST 12345 |  |  |  |
| SALE PRICE | \$180,000 |  |  |  |
| Loan Terms |  |  | Can this amount increase after closing? |  |
| Loan Amount |  | \$162,000 | NO |  |
| Interest Rate |  | 3.875\% | NO |  |
| Monthly Principal \& Interest <br> See Projected Payments below for your Estimated Total Monthly Payment |  | \$761.78 | NO |  |
|  |  |  |  |  |
| Prepayment Penalty |  |  |  | Does the loan have these features? |  |
|  |  |  | YES | $\mathbf{A s}$ high as $\mathbf{\$ 3 , 2 4 0}$ if you pay off the loan during the st 2 years |
| Balloon Payment |  |  | NO |  |

## Projected Payments

| Payment Calculation | Years 1-7 |  | Years 8-30 |  |
| :---: | :---: | :---: | :---: | :---: |
| Principal \& Interest | \$761.78 |  | \$761.78 |  |
| Mortgage Insurance | + | 82 | + | - |
| Estimated Escrow Amount can increase over time | + | 206 | + | 206 |
| Estimated Total Monthly Payment | \$1,050 |  | \$968 |  |
| Estimated Taxes, Insurance \& Assessments Amount can increase over time | $\begin{aligned} & \$ 206 \\ & \text { a month } \end{aligned}$ | This <br> x <br> $\mathbf{x}$ <br> See <br> prop | rop | In escrow? <br> YES <br> YES <br> costs. You must pay for other |


| Costs at Closing |  |  |
| :--- | :---: | :--- |
| Estimated Closing Costs | $\$ 8,054$ | Includes $\$ 5,672$ in Loan Costs $+\$ 2,382$ in Other Costs $-\$ 0$ <br> in Lender Credits. See page 2 for details. |
| Estimated Cash to Close | $\$ 16,054$ | Includes Closing Costs. See Calculating Cash to Close on page 2 for details. |

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

| Loan Costs |  |
| :--- | ---: |
| A. Origination Charges | $\mathbf{\$ 1 , 8 0 2}$ |
| $.25 \%$ of Loan Amount (Points) | $\$ 405$ |
| Application Fee | $\$ 300$ |
| Underwriting Fee | $\$ 1,097$ |


| B. Services You Cannot Shop For | $\mathbf{\$ 6 7 2}$ |
| :--- | ---: |
| Appraisal Fee | $\$ 405$ |
| Credit Report Fee | $\$ 30$ |
| Flood Determination Fee | $\$ 20$ |
| Flood Monitoring Fee | $\$ 32$ |
| Tax Monitoring Fee | $\$ 75$ |
| Tax Status Research Fee | $\$ 110$ |


| C. Services You Can Shop For | $\mathbf{\$ 3 , 1 9 8}$ |
| :--- | ---: |
| Pest Inspection Fee | $\$ 135$ |
| Survey Fee | $\$ 65$ |
| Title - Insurance Binder | $\$ 700$ |
| Title - Lender's Title Policy | $\$ 535$ |
| Title - Settlement Agent Fee | $\$ 502$ |
| Title - Title Search | $\$ 1,261$ |
|  |  |
|  |  |
|  |  |
| D. TOTAL LOAN COSTS (A + B + C) | $\mathbf{\$ 5 , 6 7 2}$ |


| Other Costs |  |
| :--- | :---: |
| E. Taxes and Other Government Fees | $\mathbf{\$ 8 5}$ |
| Recording Fees and Other Taxes <br> Transfer Taxes | $\$ 85$ |
| F. Prepaids $\mathbf{\$ 8 6 7}$ <br> Homeowner's Insurance Premium ( 6 months) <br> Mortgage Insurance Premium ( months) <br> Prepaid Interest (\$17.44 per day for 15 days @ 3.875\%) <br> Property Taxes ( months) $\$ 605$ $\mathrm{\$ 262}$ |  |


| G. Initial Escrow Payment at Closing |  | \$413 |
| :---: | :---: | :---: |
| Homeowner's Insurance Mortgage Insurance Property Taxes | $\$ 100.83$ per month for 2 mo . per month for mo. \$105.30 per month for 2 mo. | \$202 $\$ 211$ |
| H. Other |  | \$1,017 |
| Title - Owner's Title Polic | (optional) | \$1,017 |

I. TOTAL OTHER COSTS (E + F + G + H) $\$ \mathbf{2 , 3 8 2}$

| J. TOTAL CLOSING COSTS | $\mathbf{\$ 8 , 0 5 4}$ |
| :--- | ---: |
| D + I | $\$ 8,054$ |
| Lender Credits |  |
| Calculating Cash to Close |  |
| Total Closing Costs (J) | $\$ 8,054$ |
| Closing Costs Financed (Paid from your Loan Amount) | $\$ 0$ |
| Down Payment/Funds from Borrower | $\$ 18,000$ |
| Deposit | $\mathbf{\$ 1 0 , 0 0 0}$ |
| Funds for Borrower | $\$ 0$ |
| Seller Credits | $\$ 0$ |
| Adjustments and Other Credits | $\$ 0$ |
| Estimated Cash to Close | $\$ 16,054$ |

## Additional Information About This Loan

| LENDER | Ficus Bank | MORTGAGE BROKER |
| :--- | :--- | :--- |
| NMLS__LICENSE ID |  | NMLS/_LICENSE ID |
| LOAN OFFICER | Joe Smith | LOAN OFFICER |
| NMLS/_LICENSE ID | 12345 | NMLS/__LICENSE ID |
| EMAIL | joesmith@ficusbank.com | EMAIL |
| PHONE | $123-456-7890$ | PHONE |


| Comparisons | Use these measures to compare this loan with other loans. |  |
| :--- | :---: | :--- |
| In $\mathbf{5}$ Years | $\$ 56,582$ | Total you will have paid in principal, interest, mortgage insurance, and loan costs. <br> $\$ 15,773$ |
| Principal you will have paid off. |  |  |

Other Considerations

| Appraisal | We may order an appraisal to determine the property's value and charge you for this <br> appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. <br> 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 <br> $\square$ will allow, under certain conditions, this person to assume this loan on the original terms. <br> will not allow assumption of this loan on the original terms. |
| Homeowner's | This loan requires homeowner's insurance on the property, which you may obtain from a <br> company of your choice that we find acceptable. |
| Insurance | If your payment is more than 15 days late, we will charge a late fee of 5\% of the monthly <br> principal and interest payment. |
| Late Payment | Refinancing this loan will depend on your future financial situation, the property value, and <br> market conditions. You may not be able to refinance this loan. |
| Refinance | We intend <br> $\square$ to service your loan. If so, you will make your payments to us. <br> Servicing 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.

