# Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

## Closing Information
- **Date Issued**
- **Closing Date**
- **Disbursement Date**
- **Settlement Agent**
- **Property**
- **Sale Price**

## Transaction Information
- **Borrower**
- **Seller**
- **Lender**

## Loan Information
- **Loan Term**
- **Purpose**
- **Product**
- **Loan Type**
  - □ Conventional
  - □ FHA
  - □ VA
  - □ __________________
- **Loan ID #**
- **MIC #**

## Loan Terms
- **Loan Amount**
- **Interest Rate**

## Monthly Principal & Interest
- **See Projected Payments below for your Estimated Total Monthly Payment**

## Does the loan have these features?
- **Prepayment Penalty**
- **Balloon Payment**

## Projected Payments
### Payment Calculation
- **Principal & Interest**
- **Mortgage Insurance**
- **Estimated Escrow**
  - *Amount can increase over time*

### Estimated Total Monthly Payment

## Estimated Taxes, Insurance & Assessments
- **Amount can increase over time**
- **See page 4 for details**

### This estimate includes
- □ Property Taxes
- □ Homeowner’s Insurance
- □ Other:
  - *See Escrow Account on page 4 for details. You must pay for other property costs separately.*

## Costs at Closing
### Closing Costs
- Includes □ in Loan Costs + □ in Other Costs – □ in Lender Credits. *See page 2 for details.*

### Cash to Close
- Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.*
## Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

### Closing Information
- **Date Issued**
- **Closing Date**
- **Disbursement Date**
- **Settlement Agent**
- **File #**
- **Property**
- **Appraised Prop. Value**

### Transaction Information
- **Borrower**
- **Seller**
- **Lender**

### Loan Information
- **Loan ID #**
- **MIC #**
- **Loan Term**
- **Purpose**
- **Product**
- **Loan Type**
  - □ Conventional
  - □ FHA
  - □ VA
  - □ ____________
- **Loan ID #**
- **MIC #**

### Loan Terms
- **Can this amount increase after closing?**
  - **Loan Amount**
  - **Interest Rate**

### Monthly Principal & Interest
- See Projected Payments below for your Estimated Total Monthly Payment

### Does the loan have these features?
- **Prepayment Penalty**
- **Balloon Payment**

### Projected Payments
- **Payment Calculation**
  - **Principal & Interest**
  - **Mortgage Insurance**
  - **Estimated Escrow**
    - Amount can increase over time

### Estimated Total Monthly Payment

### Estimated Taxes, Insurance & Assessments
- Amount can increase over time
- See page 4 for details

### This estimate includes
- □ Property Taxes
- □ Homeowner’s Insurance
- □ Other:
  - See Escrow Account on page 4 for details. You must pay for other property costs separately.

### Costs at Closing
- **Closing Costs**
  - Includes in Loan Costs + in Lender Credits. See page 2 for details.

- **Cash to Close**
  - Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

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CLOSING DISCLOSURE
PAGE 1 OF 5 • LOAN ID #
# Closing Disclosure

*This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.*

<table>
<thead>
<tr>
<th>Closing Information</th>
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<th>Loan Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Issued</td>
<td>Borrower</td>
<td>Loan Term</td>
</tr>
<tr>
<td>Closing Date</td>
<td>Seller</td>
<td>Purpose</td>
</tr>
<tr>
<td>Disbursement Date</td>
<td></td>
<td>Product</td>
</tr>
<tr>
<td>Settlement Agent</td>
<td>Property</td>
<td></td>
</tr>
<tr>
<td>File #</td>
<td>Lender</td>
<td></td>
</tr>
<tr>
<td>Property</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Loan Terms

**Loan Amount**

**Interest Rate**

## Monthly Principal & Interest

*See Projected Payments below for your Estimated Total Monthly Payment*

## Prepayment Penalty

## Balloon Payment

## Projected Payments

### Payment Calculation

- **Principal & Interest**
- **Mortgage Insurance**
- **Estimated Escrow**

**Amount can increase over time**

## Estimated Total Monthly Payment

**Estimated Taxes, Insurance & Assessments**

*Amount can increase over time*

*See page 4 for details*

**This estimate includes**

- Property Taxes
- Homeowner’s Insurance
- Other:

*See Escrow Account on page 4 for details. You must pay for other property costs separately.*

**In escrow?**

## Costs at Closing

### Closing Costs

*Includes in Loan Costs + in Lender Credits. See page 2 for details.*

### Cash to Close

*Includes Closing Costs. See Calculating Cash to Close on page 3 for details.*
### Closing Cost Details

<table>
<thead>
<tr>
<th>Loan Costs</th>
<th>Borrower-Paid</th>
<th>Seller-Paid</th>
<th>Paid by Others</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>At Closing</td>
<td>Before Closing</td>
<td>At Closing</td>
</tr>
<tr>
<td>A. Origination Charges</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>01</td>
<td>% of Loan Amount (Points)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>02</td>
<td></td>
<td></td>
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<tr>
<td>08</td>
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<td></td>
</tr>
<tr>
<td>B. Services Borrower Did Not Shop For</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>01</td>
<td></td>
<td></td>
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<td>08</td>
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<tr>
<td>C. Services Borrower Did Shop For</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>01</td>
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<td>08</td>
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<tr>
<td>D. TOTAL LOAN COSTS (Borrower-Paid)</td>
<td>Loan Costs Subtotals (A + B + C)</td>
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</tr>
</tbody>
</table>

### Other Costs

<table>
<thead>
<tr>
<th>Other Costs</th>
<th>Borrower-Paid</th>
<th>Seller-Paid</th>
<th>Paid by Others</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>At Closing</td>
<td>Before Closing</td>
<td>At Closing</td>
</tr>
<tr>
<td>E. Taxes and Other Government Fees</td>
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<tr>
<td>01</td>
<td>Recording Fees</td>
<td>Deed:</td>
<td>Mortgage:</td>
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<td>F. Prepaids</td>
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<tr>
<td>01</td>
<td>Homeowner's Insurance Premium ( mo.)</td>
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<td>02</td>
<td>Mortgage Insurance Premium ( mo.)</td>
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<td>03</td>
<td>Prepaid Interest ( per day from to )</td>
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</tr>
<tr>
<td>04</td>
<td>Property Taxes ( mo.)</td>
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<td>05</td>
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<td>G. Initial Escrow Payment at Closing</td>
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</tr>
<tr>
<td>01</td>
<td>Homeowner's Insurance per month for mo.</td>
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</tr>
<tr>
<td>02</td>
<td>Mortgage Insurance per month for mo.</td>
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<tr>
<td>03</td>
<td>Property Taxes per month for mo.</td>
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<tr>
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<td>Aggregate Adjustment</td>
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<td>H. Other</td>
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### Calculating Cash to Close

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<tr>
<th>BORROWER’S TRANSACTION</th>
<th>SELLER’S TRANSACTION</th>
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<tbody>
<tr>
<td><strong>K. Due from Borrower at Closing</strong></td>
<td><strong>M. Due to Seller at Closing</strong></td>
</tr>
<tr>
<td>01 Sale Price of Property</td>
<td>01 Sale Price of Property</td>
</tr>
<tr>
<td>02 Sale Price of Any Personal Property Included in Sale</td>
<td>02 Sale Price of Any Personal Property Included in Sale</td>
</tr>
<tr>
<td>03 Closing Costs Paid at Closing (J)</td>
<td>03 Closing Costs Paid at Closing (J)</td>
</tr>
<tr>
<td><strong>Adjustments</strong></td>
<td><strong>Adjustments</strong></td>
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<td>07</td>
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<tr>
<td><strong>Adjustments for Items Paid by Seller in Advance</strong></td>
<td><strong>Adjustments for Items Paid by Seller in Advance</strong></td>
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<td>08 City/Town Taxes to</td>
<td>09 City/Town Taxes to</td>
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<tr>
<td>09 County Taxes to</td>
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<tr>
<td>10 Assessments to</td>
<td>11 Assessments to</td>
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<tr>
<td><strong>L. Paid Already by or on Behalf of Borrower at Closing</strong></td>
<td><strong>N. Due from Seller at Closing</strong></td>
</tr>
<tr>
<td>01 Deposit</td>
<td>01 Excess Deposit</td>
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<tr>
<td>02 Loan Amount</td>
<td>02 Closing Costs Paid at Closing (J)</td>
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<tr>
<td>03 Existing Loan(s) Assumed or Taken Subject to</td>
<td>03 Existing Loan(s) Assumed or Taken Subject to</td>
</tr>
<tr>
<td>04</td>
<td>04 Payoff of First Mortgage Loan</td>
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<tr>
<td>05 Seller Credit</td>
<td>05 Payoff of Second Mortgage Loan</td>
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<td><strong>Other Credits</strong></td>
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<td>07</td>
<td>08 Seller Credit</td>
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<td><strong>Adjustments</strong></td>
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<tr>
<td><strong>Adjustments for Items Unpaid by Seller</strong></td>
<td><strong>Adjustments for Items Unpaid by Seller</strong></td>
</tr>
<tr>
<td>12 City/Town Taxes to</td>
<td>14 City/Town Taxes to</td>
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<tr>
<td>13 County Taxes to</td>
<td>15 County Taxes to</td>
</tr>
<tr>
<td>14 Assessments to</td>
<td>16 Assessments to</td>
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<td>17</td>
<td>19</td>
</tr>
</tbody>
</table>

**CALCULATION**

- Total Due from Borrower at Closing (K)
- Total Paid Already by or on Behalf of Borrower at Closing (L)

**Cash to Close** From To Borrower

**CALCULATION**

- Total Due to Seller at Closing (M)
- Total Due from Seller at Closing (N)

**Cash** From To Seller
Assumption
If you sell or transfer this property to another person, your lender
☐ 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.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early
repayment of the loan. You should review your note for details.
☐ does not have a demand feature.

Late Payment
If your payment is more than ___ days late, your lender will charge a
late fee of ________________________________________________

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of
the interest due that month. As a result, your loan amount will
increase (negatively amortize), and your loan amount will likely
become larger than your original loan amount. Increases in your
loan amount lower the equity you have in this property.
☐ may have monthly payments that do not pay all of the interest
due that month. If you do, your loan amount will increase
(negatively amortize), and, as a result, your loan amount may
become larger than your original loan amount. Increases in your
loan amount lower the equity you have in this property.
☐ do not have a negative amortization feature.

Partial Payments
Your lender
☐ may accept payments that are less than the full amount due
(partial payments) and apply them to your loan.
☐ may hold them in a separate account until you pay the rest of the
payment, and then apply the full payment to your loan.
☐ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in __________________________
____________________________

You may lose this property if you do not make your payments or
satisfy other obligations for this loan.

Escrow Account
For now, your loan
☐ will have an escrow account (also called an “impound” or “trust”
account) to pay the property costs listed below. Without an escrow
account, you would pay them directly, possibly in one or two large
payments a year. Your lender may be liable for penalties and interest
for failing to make a payment.

<table>
<thead>
<tr>
<th>Escrow</th>
<th>Estimated total amount over year 1 for your escrowed property costs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrowed Property Costs over Year 1</td>
<td></td>
</tr>
<tr>
<td>Non-Escrowed Property Costs over Year 1</td>
<td></td>
</tr>
<tr>
<td>Initial Escrow Payment</td>
<td>A cushion for the escrow account you pay at closing. See Section G on page 2.</td>
</tr>
<tr>
<td>Monthly Escrow Payment</td>
<td>The amount included in your total monthly payment.</td>
</tr>
</tbody>
</table>

☐ will not have an escrow account because ☐ you declined it ☐ your
lender does not offer one. You must directly pay your property
costs, such as taxes and homeowner’s insurance. Contact your
lender to ask if your loan can have an escrow account.

<table>
<thead>
<tr>
<th>No Escrow</th>
<th>Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Property Costs over Year 1</td>
<td></td>
</tr>
<tr>
<td>Escrow Waiver Fee</td>
<td></td>
</tr>
</tbody>
</table>

In the future,
Your property costs may change and, as a result, your escrow pay-
ment may change. You may be able to cancel your escrow account,
but if you do, you must pay your property costs directly. If you fail
to pay your property taxes, your state or local government may (1)
impose fines and penalties or (2) place a tax lien on this property.
If you fail to pay any of your property costs, your lender may (1) add
the amounts to your loan balance, (2) add an escrow account to your
loan, or (3) require you to pay for property insurance that the lender
buys on your behalf, which likely would cost more and provide fewer
benefits than what you could buy on your own.
Loan Disclosures

Assumption
If you sell or transfer this property to another person, your lender
☐ 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.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early
repayment of the loan. You should review your note for details.
☐ does not have a demand feature.

Late Payment
If your payment is more than ___ days late, your lender will charge a
late fee of ____________________________________________

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of
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increase (negatively amortize), and your loan amount will likely
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loan amount lower the equity you have in this property.
☐ may have monthly payments that do not pay all of the interest
due that month. If you do, your loan amount will increase
(negatively amortize), and, as a result, your loan amount may
become larger than your original loan amount. Increases in your
loan amount lower the equity you have in this property.
☐ do not have a negative amortization feature.

Partial Payments
Your lender
☐ may accept payments that are less than the full amount due
(partial payments) and apply them to your loan.
☐ may hold them in a separate account until you pay the rest of
the payment, and then apply the full payment to your loan.
☐ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in ____________________________

You may lose this property if you do not make your payments or
satisfy other obligations for this loan.

Escrow Account
For now, your loan
☐ will have an escrow account (also called an “impound” or “trust”
account) to pay the property costs listed below. Without an escrow
account, you would pay them directly, possibly in one or two large
payments a year. Your lender may be liable for penalties and interest
for failing to make a payment.

<table>
<thead>
<tr>
<th>Escrow</th>
<th>Estimated total amount over year 1 for your escrowed property costs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrowed Property Costs</td>
<td></td>
</tr>
<tr>
<td>over Year 1</td>
<td></td>
</tr>
<tr>
<td>Non-Escrowed Property</td>
<td>Estimated total amount over year 1 for your non-escrowed property costs:</td>
</tr>
<tr>
<td>Costs over Year 1</td>
<td>You may have other property costs.</td>
</tr>
<tr>
<td>Initial Escrow Payment</td>
<td>A cushion for the escrow account you pay at closing. See Section G on page 2.</td>
</tr>
<tr>
<td>Monthly Escrow Payment</td>
<td>The amount included in your total monthly payment.</td>
</tr>
</tbody>
</table>

☐ will not have an escrow account because ☐ you declined it ☐ your
lender does not offer one. You must directly pay your property
costs, such as taxes and homeowner’s insurance. Contact your
lender to ask if your loan can have an escrow account.

<table>
<thead>
<tr>
<th>No Escrow</th>
<th>Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Property Costs over</td>
<td></td>
</tr>
<tr>
<td>Year 1</td>
<td></td>
</tr>
<tr>
<td>Escrow Waiver Fee</td>
<td></td>
</tr>
</tbody>
</table>

In the future,
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ment may change. You may be able to cancel your escrow account,
but if you do, you must pay your property costs directly. If you fail
to pay your property taxes, your state or local government may (1)
impose fines and penalties or (2) place a tax lien on this property. If
you fail to pay any of your property costs, your lender may (1) add
the amounts to your loan balance, (2) add an escrow account to your
loan, or (3) require you to pay for property insurance that the lender
buys on your behalf, which likely would cost more and provide fewer
benefits than what you could buy on your own.

Adjustable Payment (AP) Table

Interest Only Payments?

Optional Payments?

Step Payments?

Seasonal Payments?

Monthly Principal and Interest Payments
First Change/Amount
Subsequent Changes
Maximum Payment

Adjustable Interest Rate (AIR) Table

Index + Margin

Initial Interest Rate

Minimum/Maximum Interest Rate

Change Frequency
First Change
Subsequent Changes

Limits on Interest Rate Changes
First Change
Subsequent Changes
### Additional Information About This Loan

#### Loan Disclosures

**Assumption**
If you sell or transfer this property to another person, your lender
- **[ ]** 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.

**Demand Feature**
Your loan
- **[ ]** has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- **[ ]** does not have a demand feature.

**Late Payment**
If your payment is more than ___ days late, your lender will charge a late fee of _____________________________.

**Negative Amortization** (Increase in Loan Amount)
Under your loan terms, you
- **[ ]** are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- **[ ]** may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- **[ ]** do not have a negative amortization feature.

**Partial Payments**
Your lender
- **[ ]** may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- **[ ]** may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- **[ ]** does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

**Security Interest**
You are granting a security interest in ________________________________.

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

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**Adjustable Payment (AP) Table**

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<td><strong>Maximum Payment</strong></td>
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**Escrow Account**

For now, your loan
- **[ ]** will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

### Escrow

<table>
<thead>
<tr>
<th>Escrowed Property Costs over Year 1</th>
<th>Non-Escrowed Property Costs over Year 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated total amount over year 1 for your escrowed property costs:</td>
<td>Estimated total amount over year 1 for your non-escrowed property costs:</td>
</tr>
<tr>
<td><strong>Initial Escrow Payment</strong></td>
<td><strong>You may have other property costs.</strong></td>
</tr>
<tr>
<td><strong>Monthly Escrow Payment</strong></td>
<td><strong>The amount included in your total monthly payment.</strong></td>
</tr>
</tbody>
</table>

- **[ ]** will not have an escrow account because **[ ]** you declined it. **[ ]** your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

### No Escrow

<table>
<thead>
<tr>
<th>Estimated Property Costs over Year 1</th>
<th>Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrow Waiver Fee</strong></td>
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</tbody>
</table>

**In the future,**
Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.
Assumption
If you sell or transfer this property to another person, your lender
☐ 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.

Demand Feature
Your loan
☐ has a demand feature, which permits your lender to require early
repayment of the loan. You should review your note for details.
☐ does not have a demand feature.

Late Payment
If your payment is more than ___ days late, your lender will charge a
late fee of ________________________________

Negative Amortization (Increase in Loan Amount)
Under your loan terms, you
☐ are scheduled to make monthly payments that do not pay all of
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Partial Payments
Your lender
☐ may accept payments that are less than the full amount due
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☐ may hold them in a separate account until you pay the rest of the
payment, and then apply the full payment to your loan.
☐ does not accept any partial payments.
If this loan is sold, your new lender may have a different policy.

Security Interest
You are granting a security interest in ____________________________

You may lose this property if you do not make your payments or
satisfy other obligations for this loan.

Escrow Account
For now, your loan
☐ will have an escrow account (also called an “impound” or “trust”
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You may have other property costs.

Initial Escrow Payment
A cushion for the escrow account you pay at closing. See Section G on page 2.

Monthly Escrow Payment
The amount included in your total monthly payment.

☐ will not have an escrow account because ☐ you declined it ☐ your
lender does not offer one. You must directly pay your property
costs, such as taxes and homeowner’s insurance. Contact your
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Adjustable Interest Rate (AIR) Table

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### Loan Calculations

**Total of Payments.** Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.

**Finance Charge.** The dollar amount the loan will cost you.

**Amount Financed.** The loan amount available after paying your upfront finance charge.

**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 Disclosures

**Appraisal**
If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

**Contract Details**
See your note and security instrument for information about
- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

**Liability after Foreclosure**
If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,
- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

**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.

**Tax Deductions**
If you borrow more than the property is worth, the interest on the loan amount above this property’s fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

### Questions?
If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

### Contact Information

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### 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
# Loan Calculations

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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.

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