FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Loan Estimate

DATE ISSUED	2/15/2013
APPLICANTS	Michael Jones and Mary Stone
	123 Anywhere Street
	Anytown, ST 12345
PROPERTY	456 Somewhere Avenue
	Anytown, ST 12345
SALE PRICE	\$180,000

Save this Loan Estimate to compare with your Closing Disclosure.

LOAN TERM	30 years
PURPOSE	Purchase
PRODUCT	Fixed Rate
LOAN TYPE	Conventional □ FHA □ VA □
LOAN ID #	123456789
RATE LOCK	🗆 NO 📧 YES, until 4/16/2013 at 5:00 p.m. EDT
	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

Loan Terms		Can this amount increase after closing?
Loan Amount	\$162,000	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$761.78	ΝΟ
		Does the loan have these features?
Prepayment Penalty		YES • As high as \$3,240 if you pay off the loan during the first 2 years
Balloon Payment		NO

	Years 1-7		Years 8-30
	\$761.78		\$761.78
+	82	+	_
+	206	+	206
	\$1,050		\$968
\$206 a month	X Property Taxes X Homeowner's Insurar Other:	nce	In escrow? YES YES
	+ \$206	\$761.78 + 82 + 206 \$1,050 This estimate includes \$206 a month \$206 Construction of the setimate includes Construction of the setimate includes Set Berlin of the set Berlin of the setimate includes Set Berlin of the set Be	\$761.78 + 82 + 206 + 206 + \$1,050 This estimate includes \$206 \$206 a month □ Other: See Section G on page 2 for escrowed property

Costs at Closing		
Estimated Closing Costs	\$8,054	Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i>
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.

Closing Cost Details

Loan Costs	
A. Origination Charges	\$1,802
.25 % of Loan Amount (Points)	\$405
Application Fee	\$300
Underwriting Fee	\$1,097

Other Costs

E. Taxes and Other Government Fees	\$85
Recording Fees and Other Taxes Transfer Taxes	\$85
F. Prepaids	\$867
Homeowner's Insurance Premium (6 months) Mortgage Insurance Premium (months)	\$605
Prepaid Interest (\$17.44 per day for 15 days @ 3.875%) Property Taxes (months)	\$262

B. Services You Cannot Shop For	\$672	
Appraisal Fee	\$405	
Credit Report Fee	\$30	
Flood Determination Fee	\$20	
Flood Monitoring Fee	\$32	
Tax Monitoring Fee	\$75	
Tax Status Research Fee	\$110	

G. Initial Escrow Payme	nt at Closing	\$413
Homeowner's Insurance	\$100.83 per month for 2 mo.	\$202
Mortgage Insurance	per month for mo.	
Property Taxes	\$105.30 per month for 2 mo.	\$211

H. Other	\$1,017
Title – Owner's Title Policy (optional)	\$1,017

I. TOTAL OTHER COSTS (E + F + G + H)	\$2,382
	72,302

C. Services You Can Shop For	\$3,198
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

J. TOTAL CLOSING COSTS	\$8,054
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	- \$10,000
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$16,054

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

\$5,672

Additional Information About This Loan

LENDER NMLS/ LICENSE ID	Ficus Bank	MORTGAGE BROKER 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 5 Years		Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	4.274%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	69.45%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

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Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly 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 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.
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% of the monthly principal and interest payment.
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 I to service your loan. If so, you will make your payments to us. I 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