

May 2016

# Loan Estimate with Truth in Lending Act disclosure citations

In this document, the Consumer Financial Protection Bureau (Bureau) has listed on the Loan Estimate citations to the disclosure provisions of Chapter 2 of the Truth in Lending Act (TILA) referenced in the preamble of the Integrated Mortgage Disclosure final rule, 78 Fed. Reg. 79,730 (Dec. 31, 2013). This document does not include citations to other legal authority the Bureau relied on in adopting the rule, whether to substantive, non-disclosure requirements imposed by TILA, formatting or timing requirements imposed by TILA, requirements contained in Chapter 1 of TILA, provisions of the Real Estate Settlement Procedures Act, sections of the Dodd-Frank Act not codified in Chapter 2 of TILA, or other legal authority. If a section of the Loan Estimate does not include a citation, the Bureau did not rely on the disclosure provisions of Chapter 2 of TILA in implementing the final rule. For complete and definitive requirements, please refer to the rule and its Official Interpretations. This document does not represent legal interpretation, guidance, or advice of the Bureau. This document does not bind the Bureau and does not create any rights, benefits, or defenses, substantive or procedural, which are enforceable by any party in any manner.

Creditor name – 128(a)(1)

Save this Loan Estimate to compare with your Closing Disclosure.

# Loan Estimate

DATE ISSUED  
APPLICANTS

PROPERTY  
SALE PRICE

LOAN TERM 128(a)(6)

PURPOSE

PRODUCT 128(b)(2)(C)(ii)

LOAN TYPE  Conventional  FHA  VA  \_\_\_\_\_

LOAN ID #

RATE LOCK  NO  YES, until

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on

Loan Terms	Can this amount increase after closing?
Loan Amount	
Interest Rate	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	128(a)(6); 128(b)(2)(C)(ii)
Prepayment Penalty	128(a)(11) <b>Does the loan have these features?</b>
Balloon Payment	128(a)(6)

Projected Payments	128(a)(6); 128(a)(16); 128(b)(2)(C); 128(b)(4)*
Payment Calculation	
Principal & Interest	
Mortgage Insurance	
Estimated Escrow <i>Amount can increase over time</i>	
Estimated Total Monthly Payment	

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	This estimate includes	In escrow?
128(a)(16); 128(b)(4)	<input type="checkbox"/> Property Taxes <input 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.

Costs at Closing	
Estimated Closing Costs	Includes _____ in Loan Costs + _____ in Other Costs – _____ in Lender Credits. See page 2 for details.
Estimated Cash to Close	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.

\*These disclosure provisions are implemented in one or more elements of this table.

## Closing Cost Details

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## Additional Information About This Loan

LENDER 128(a)(1)  
 NMLS/ LICENSE ID 129B(b)(1)(B)  
 LOAN OFFICER  
 NMLS/ LICENSE ID 129B(b)(1)(B)  
 EMAIL  
 PHONE

MORTGAGE BROKER  
 NMLS/ LICENSE ID 129B(b)(1)(B)  
 LOAN OFFICER  
 NMLS/ LICENSE ID 129B(b)(1)(B)  
 EMAIL  
 PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	128(a)(5); Total you will have paid in principal, interest, mortgage insurance, and loan costs. 128(a)(8) 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)	128(a)(19) The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

128(a)(4);  
128(a)(8)

### Other Considerations

**Appraisal**  
129H(c); 129H(d) 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**  
128(a)(13) 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**  
128(a)(10) If your payment is more than \_\_\_ days late, we will charge a late fee of \_\_\_\_\_

**Refinance**  
128(b)(2)(C)(ii) 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  
 to service your loan. If so, you will make your payments to us.  
 to transfer servicing of your loan.

### Confirm Receipt 128(b)(2)(B)(i)

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 \_\_\_\_\_

Optional alternative calculating cash to close table for transactions without a seller, on page 2 of the Loan Estimate.

**Calculating Cash to Close**

Loan Amount	
Total Closing Costs (J)	
Estimated Total Payoffs and Payments	
<b>Estimated Cash to Close</b> <input type="checkbox"/> From <input type="checkbox"/> To Borrower	
Estimated Closing Costs Financed (Paid from your Loan Amount)	128(a)(17)

Statement that the consumer should consult an attorney for additional information, labeled “Liability after Foreclosure,” in the “Other Considerations” section (in between “Late Payment” and “Refinance”) on page 3 of the Loan Estimate.

**Liability after Foreclosure**

129C(g)

Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.