

# TILA-RESPA Integrated Disclosures

## H-24(H) Mortgage Loan Transaction Loan Estimate – Modification to Loan Estimate for PACE Financing Transaction Model Form

This is a blank model form of the Loan Estimate required under 12 CFR § 1026.37 with modifications permitted for PACE financing transactions. This form provides one variation of page one, four variations of page two, and four variations of page three, reflecting the variable content requirements in 12 CFR § 1026.37.

# Loan Estimate

DATE ISSUED  
APPLICANTS

PROPERTY  
EST. PROP. VALUE

LOAN TERM  
PURPOSE  
PRODUCT  
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?
<b>Loan Amount</b>	
<b>Interest Rate</b>	
<b>Annual Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Annual Payment</i>	
	Does the loan have these features?
<b>Prepayment Penalty</b>	
<b>Balloon Payment</b>	

Projected Payments	
Payment Calculation	
Principal & Interest	
Fees & Other Amounts	
<b>Estimated Total Annual Payment</b>	
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i>	<p><b>This estimate includes</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> PACE payment</li> <li><input type="checkbox"/> Property Taxes (not including PACE loan)</li> <li><input type="checkbox"/> Homeowner's Insurance</li> <li><input type="checkbox"/> Other:</li> </ul> <p><i>Your PACE loan will be part of your property tax payment. If you have a mortgage with an escrow account, the PACE loan will increase your escrow payment. Contact your mortgage servicer for what you will owe and when.</i></p>

Costs at Closing	
<b>Estimated Closing Costs</b>	Includes _____ in Loan Costs + _____ in Other Costs – _____ in Lender Credits. <i>See details on page 2.</i>
<b>Estimated Cash to Close</b>	Includes Closing Costs. See Calculating Cash to Close on page 2 for details <input type="checkbox"/> From <input type="checkbox"/> To Borrower

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

% of Loan Amount (Points)

### B. Services You Cannot Shop For

### C. Services You Can Shop For

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

## Other Costs

### E. Taxes and Other Government Fees

Recording Fees and Other Taxes  
Transfer Taxes

### F. Prepaids

Homeowner's Insurance Premium ( \_\_ months)  
Mortgage Insurance Premium ( \_\_ months)  
Prepaid Interest (        per day for    days @        )  
Property Taxes ( \_\_ months)

### G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

### H. Other

### I. TOTAL OTHER COSTS (E + F + G + H)

### J. TOTAL CLOSING COSTS

D + I  
Lender Credits

## Calculating Cash to Close

Loan Amount

Total Closing Costs (J)

Estimated Total Payoffs and Payments

Estimated Cash to Close  From  To Borrower

Estimated Closing Costs Financed  
(Paid from your Loan Amount)

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% of Loan Amount (Points)

### B. Services You Cannot Shop For

### C. Services You Can Shop For

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

## 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

## Other Costs

### E. Taxes and Other Government Fees

Recording Fees and Other Taxes

Transfer Taxes

### F. Prepaids

Homeowner's Insurance Premium ( \_\_ months)

Mortgage Insurance Premium ( \_\_ months)

Prepaid Interest (      per day for      days @      )

Property Taxes ( \_\_ months)

### G. Initial Escrow Payment at Closing

Homeowner's Insurance      per month for      mo.

Mortgage Insurance      per month for      mo.

Property Taxes      per month for      mo.

### H. Other

### I. TOTAL OTHER COSTS (E + F + G + H)

### J. TOTAL CLOSING COSTS

D + I

Lender Credits

## Calculating Cash to Close

Loan Amount

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Estimated Total Payoffs and Payments

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(Paid from your Loan Amount)

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D + I  
Lender Credits

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Loan Amount

Total Closing Costs (J)

Estimated Total Payoffs and Payments

Estimated Cash to Close  From  To Borrower

Estimated Closing Costs Financed  
(Paid from your Loan Amount)

## Adjustable Interest Rate (AIR) Table

Index + Margin

Initial Interest Rate

Minimize/Maximize Interest Rate

### Change Frequency

First Change/Amount

Subsequent Changes

### Limits on Interest Rate Changes

First Change

Subsequent Changes

# Closing Cost Details

## Loan Costs

### A. Origination Charges

% of Loan Amount (Points)

### B. Services You Cannot Shop For

### C. Services You Can Shop For

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

### Adjustable Payment (AP) Table

Interest Only Payments	
Optional Payments?	
Step Payments	
Seasonal Payments	
<b>Monthly Principal and Interest Payments</b>	
First Change/Amount	
Subsequent Changes	
Maximum Payment	

## Other Costs

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Recording Fees and Other Taxes  
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Homeowner's Insurance Premium ( \_\_ months)  
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Mortgage Insurance	per month for	mo.
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**Estimated Cash to Close**  From  To Borrower

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First Change

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## Additional Information About This Loan

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LENDER  
NMLS/\_\_\_LICENSE ID  
LOAN OFFICER  
NMLS/\_\_\_LICENSE ID  
EMAIL  
PHONE

MORTGAGE BROKER  
NMLS/\_\_\_LICENSE ID  
LOAN OFFICER  
NMLS/\_\_\_LICENSE ID  
EMAIL  
PHONE

PACE COMPANY  
NMLS/\_\_\_LICENSE ID  
EMAIL  
PHONE

### Comparisons

Use these measures to compare this loan with other loans.

<b>In 5 Years</b>	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

<b>Appraisal</b>	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.
<b>Late Payment</b>	If your property tax payment is late, you may be subject to penalties and late fees established by your property tax collector.
<b>Refinance</b>	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.
<b>Selling the Property</b>	If you sell the property, the buyer or their mortgage lender may require you to pay off the PACE loan as a condition of the sale.
<b>Servicing</b>	You will pay your PACE loan as part of your property tax payment. If you have a mortgage with an escrow account that includes your property tax payments, contact your mortgage servicer for what you will owe and when. If you do not have a mortgage with an escrow account, you will pay your taxing authority directly.

### 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.

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Applicant Signature

Date

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Co-Applicant Signature

Date

## Additional Information About This Loan

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