

## BELOW IS A SAMPLE LE:

Save this Loan Estimate to compare with your Closing Disclosure.

### Loan Estimate

DATE ISSUED 11/29/2018  
 APPLICANTS Borrower  
 Mailing address  
 Mailing City, State, Zip  
 PROPERTY Property address  
 Property City, State, Zip  
 SALE PRICE \$200,100

LOAN TERM 30 years  
 PURPOSE Purchase  
 PRODUCT FIXED RATE  
 LOAN TYPE  Conventional  FHA  VA  \_\_\_\_\_  
 LOAN ID# **Loan number can be blank, or your internal number may be used**  
 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 12/11/2018 4:00 PM PST

Time stamp must be there:

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$196,475	NO
Interest Rate	5.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,162.22	NO
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	
Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,162.22
Mortgage Insurance	+	136
Estimated Escrow <i>Amount can increase over time</i>	+	140
<b>Estimated Total Monthly Payment</b>		<b>\$1,438</b>
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$140 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
In escrow? YES YES		
Costs at Closing		
Estimated Closing Costs	\$14,737	Includes \$11,500 in Loan Costs + \$3,237 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	-\$3,358	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

18565.609 LOAN ESTIMATE

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**Closing Cost Details**

**Loan Costs**

<b>A. Origination Charges</b>	<b>\$5,075</b>
% of Loan Amount (Points)	
Mortgage Broker Compensation - Borrower Paid	\$3,930
Underwriting Fee - LHFSW (Within Reach)	\$1,145

**Other Costs**

<b>E. Taxes and Other Government Fees</b>	<b>\$80</b>
Recording Fees and Other Taxes	\$80
Transfer Taxes	

<b>F. Prepays</b>	<b>\$695</b>
Homeowner's Insurance Premium ( 12 months)	\$600
Mortgage Insurance Premium ( months)	
Prepaid Interest ( \$31.62 per day for 3 days @ 5.875%)	\$95
Property Taxes ( months)	

<b>G. Initial Escrow Payment at Closing</b>	<b>\$420</b>	
Homeowner's Insurance	\$50.00 per month for 3 mo.	\$150
Mortgage Insurance	per month for mo.	
Property Taxes	\$90.00 per month for 3 mo.	\$270

<b>H. Other</b>	<b>\$1,188</b>
Title - Owners Title Insurance (optional)	\$1,188

<b>B. Services You Cannot Shop For</b>	<b>\$3,919</b>
Appraisal - TPO	\$500
Credit Report - TPO	\$40

<b>C. Services You Can Shop For</b>	<b>\$2,506</b>
Title - Abstract / Title Search Fee	\$200
Title - Closing/Escrow Fee	\$560
Title - Courier Fee	\$60
Title - CPL	\$25
Title - Document Preparation	\$40
Title - Lenders Title Insurance	\$1,296
Title - Notary Fee	\$125
Title - Second Escrow Fees	\$200

<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$2,383</b>
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<b>J. TOTAL CLOSING COSTS</b>	<b>\$13,883</b>
D + I	\$13,883
Lender Credits	

**Calculating Cash to Close**

Total Closing Costs (J)	\$13,883
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$3,625
Deposit	-\$1,000
Funds for Borrower	\$0
Seller Credits	-\$5,002
Adjustments and Other Credits	-\$7,859
<b>Estimated Cash to Close</b>	<b>\$3,647</b>

Recording fee amount consists of both the 1<sup>st</sup> and the 2<sup>nd</sup>. Request fees for the 2<sup>nd</sup> from the title company.

Admin Fee on LE to read (all states excluding AZ, IA, & NJ): "Administration Fee"

- AZ: "Underwriting Fee"
- IA: "Closing Fee"
- NJ: "Application Fee"

Second escrow fees must be requested from the title company.

<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$11,500</b>
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2<sup>nd</sup> loan adjustments are located under "Adjustments and Other Credits"

Please advise if the title company will be charging fees on the community second.  
 Only the recording fee is mandatory; all other fees are at the discretion of the title company.  
 Both loans will be on the same CD.



**Additional Information About This Loan**

LENDER	MORTGAGE BROKER	Broker Company
NM LS / ___ LICENSE ID	NM LS / AZ LICENSE ID	NMLS #
LOAN OFFICER	LOAN OFFICER	Loan Officer Name
NM LS / ___ LICENSE ID	NM LS / ___ LICENSE ID	NMLS / ID
EM AIL	EM AIL	Email Address
PHONE	PHONE	Phone Number

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$90,116	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$13,931	Principal you will have paid off.
Annual Percentage Rate (APR)	7.259%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	113.438%	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 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>Assumption</b>	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
<b>Homeowner's Insurance</b>	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
<b>Late Payment</b>	If your payment is more than 15 days late, we will charge a late fee of 4% of the overdue monthly payment, but not more than \$25.
<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>Servicing</b>	We intend <input checked="" type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> 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.

Borrower \_\_\_\_\_ Date \_\_\_\_\_

