

## 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  
**Time stamp must be there:** ~~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~~

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

PAGE 1 OF 3 · LOAN ID #



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.

**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
FHA MIP (after 4/9/12)	\$3,379

<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>

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 checked="" type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input 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 \_\_\_\_\_

