Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED December 2020
APPLICANTS James Graye
REALTOR®, Licensed Real Estate Salesperson
585.485.8585
james@buysellroc.com
PROPERTY 123 Example Avenue,
Rochester, NY 14626
SALE PRICE $150,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE ☑ Conventional ☐ FHA ☐ VA ☐ ______________
LOAN ID #
RATE LOCK ☑ NO ☐ YES, until at 06:00 PM EST
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

Loan Terms		Can this amount increase after closing?
Loan Amount	$142,500	**NO**
Interest Rate	2.875%	**NO**
Monthly Principal & Interest *See Projected Payments below for your Estimated Total Monthly Payment*	$591.22	**NO**
		Does the loan have these features?
Prepayment Penalty		**NO**
Balloon Payment		**NO**

Projected Payments

Payment Calculation	Years 1-8	Years 9-30
Principal & Interest	$591.22	$591.22
Mortgage Insurance	+ 45	+ -
Estimated Escrow *Amount can increase over time*	+ 567	+ 567
Estimated Total Monthly Payment	$1,203	$1,158

Estimated Taxes, Insurance & Assessments *Amount can increase over time*	$567 a month	**This estimate includes**	**In escrow?**
		☑ Property Taxes	**YES**
		☑ Homeowner's Insurance	**YES**
		☐ Other:	
		See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.	

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Costs at Closing

Estimated Closing Costs	$11,830	Includes $3,255 in Loan Costs + $8,575 in Other Costs - $0 in Lender Credits. *See page 2 for details.*
Estimated Cash to Close	$19,330	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	$995
% of Loan Amount (Points)	
Administration Fee	$995

B. Services You Cannot Shop For	$650
Appraisal Fee	$475
Credit Report	$75
Verification of Employment Fee(if required)	$100

C. Services You Can Shop For	$1,610
Title - Attorney Fees	$100
Title - Courier Fee	$30
Title - Lender's Title Insurance	$880
Title - Title Examination Fee	$600

D. TOTAL LOAN COSTS (A + B + C)	$3,255

Other Costs

E. Taxes and Other Government Fees	$1,394
Recording Fees and Other Taxes	$350
Transfer Taxes	$1,044

F. Prepaids	$714
Homeowner's Insurance Premium (12 months)	$624
Mortgage Insurance Premium (months)	
Prepaid Interest ($11.22 per day for 8 days @ 2.875%)	$90
Property Taxes (months)	

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G. Initial Escrow Payment at Closing					$5,769
Homeowner's Insurance	$52.00	per month for	2	mo.	$104
Mortgage Insurance		per month for		mo.	
Property Taxes	$205.00	per month for	11	mo.	$2,255
School District	$310.00	per month for	11	mo.	$3,410

H. Other	$698
Buyers Attorney Fee (optional)	$400
Title - Owner's Title Insurance (optional)	$298

I. TOTAL OTHER COSTS (E + F + G + H)	$8,575

J. TOTAL CLOSING COSTS	$11,830
D + I	$11,830
Lender Credits	

Calculating Cash to Close

Total Closing Costs (J)	$11,830
Closing Costs Financed (Paid from your Loan Amount)	$0
Down Payment/Funds from Borrower	$7,500
Deposit	$0
Funds for Borrower	$0
Seller Credits	$0
Adjustments and Other Credits	$0
Estimated Cash to Close	**$19,330**

Additional Information About This Loan

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LENDER		**MORTGAGE BROKER**	Haus Capital Corporation
NMLS / ___ LICENSE ID		**NMLS / ___ LICENSE ID**	1549644
LOAN OFFICER		**LOAN OFFICER**	Brian Christopher Ohmann
NMLS / ___ LICENSE ID		**NMLS / ___ LICENSE ID**	1732007
EMAIL		**EMAIL**	Brian@hauscapitalcorp.com
PHONE		**PHONE**	585-461-5656

Text

Comparisons

Use these measures to compare this loan with other loans.

In 5 Years	$41,526 $16,099	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	3.141%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	49.425%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

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.
- [x] 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 *2% of the principal and interest overdue.*

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
- [ ] to service your loan. If so, you will make your payments to us.
- [x] 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.

James Graye
Applicant Signature Date

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Co-Applicant Signature Date