On October 3, 2015, federal regulations mandated the implementation of a new form - the Closing Disclosure (CD) – for most residential loan transactions. This new form replaces the HUD-1 Settlement Statement and Truth-in-Lending document that was previously

required for residential transactions.

This is a brief overview of the Closing Disclosure.

Page 1

Page 1 of the Closing Disclosure includes the following Information:

- Loan terms
- Loan amount
- Interest rate
- Monthly P&I, and
- Any prepayment penalty or balloon payment.

This page also discloses the amount of the monthly escrow deposit for taxes and insurance, states the total closing cost amount for the borrower and how much money the borrower will need to bring to settlement.

Page____

Page 2 of the Closing Disclosure is similar to the HUD-1 Settlement Statement. It provides a breakdown of all the closing costs and fees associated with the transaction, as well as the party responsible for paying each of the costs and fees.

Closing Information	Transa	tion Information	Loan Info	mation	
Job mig minormation Jack issued Jack issued </th <th colspan="2"></th> <th></th> <th>Nation 30 years Purchase Fixed Rate I Conventional FHA VA </th>				Nation 30 years Purchase Fixed Rate I Conventional FHA VA	
Loan Terms		Can this amount	increase after closing		
Loan Amount	\$162,000	NO			
Interest Rate	3.875%	NO			
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$761.78	NO			
Prepayment Penalty			ve these features? as \$3,240 if you pay of ears	f the loan during the	
Balloon Payment		NO			
Projected Payments Payment Calculation		Years 1-7	Year:	s 8-30	
Principal & Interest		\$761.78	\$76	51.78	
Mortgage Insurance	+	82.35	+ -	_	
Estimated Escrow Amount can increase over time	+	206.13	+ 20	06.13	
Estimated Total Monthly Payment	\$	1,050.26	\$96	7.91	
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$356.13 a month	month 🗴 Other: Homeowner's		YES ance YES	
Costs at Closing					
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan (in Lender Credits. See page 2	Costs + \$5,018.05 in Oth for details.	er Costs – \$0	
	¢14 147 26	Includes Closing Costs. See			

Closing Cost Details

Loan Costs			rer-Paid Before Closing	Seller-F At Closing B	efore Closing	Paid by Others
A. Origination Charges			02.00	ALCINSING D	erore crosing	
 Origination Charges 0.25 % of Loan Amount (Poir 		\$405.00	02.00			
02 Application Fee	1(3)	\$300.00				
03 Underwriting Fee		\$1,097.00				
03 Underwriting Fee 04		\$1,097.00				
06		-				
07		-				
B. Services Borrower Did Not S			6.55			
	to John Smith Appraisers Inc.	\$23	0.55			\$405.0
01 Appraisal Fee 02 Credit Report Fee	to Information Inc.		\$29.80			5405.0
03 Flood Determination Fee	to Information Inc.	\$20,00	329.00			
04 Flood Monitoring Fee	to Info Co.	\$31,75				
05 Tax Monitoring Fee	to Info Co.	\$75.00				
06 Tax Monitoring ree 06 Tax Status Research Fee	to Info Co.	\$80.00				
07 Tax status Research Fee	to inio.co.	\$80.00				
08		-				
09		-				
10		-				
	Free Contraction of C		55.50			
C. Services Borrower Did Shop			55.50			
01 Pest Inspection Fee	to Pests Co.	\$120.50				
02 Survey Fee	to Surveys Co.	\$85.00				
03 Title – Insurance Binder	to Epsilon Title Co.	\$650.00				
04 Title - Lender's Title Insurance		\$500.00				
05 Title - Settlement Agent Fee	to Epsilon Title Co.	\$500.00				
06 Title – Title Search 07	to Epsilon Title Co.	\$800.00				
07						
D. TOTAL LOAN COSTS (Borrow Loan Costs Subtotals (A + B + C)	ver-Paid)	\$4,664.25	94.05 \$29.80			
Other Costs						
E. Taxes and Other Government 01 Recording Fees	Deed: \$40.00 Mortgage: \$45.00	\$8 \$85.00	5.00			
E. Taxes and Other Government 01 Recording Fees 02 Transfer Tax		\$85.00		\$950.00		
E. Taxes and Other Government 01 Recording Fees 02 Transfer Tax F. Prepaids	Deed: \$40,00 Mortgage: \$45.00 to Any State	\$85.00	20.80	\$950.00		
E. Taxes and Other Government 1 Recording Fees 2 Transfer Tax F. Prepaids 1 Homeowner's Insurance Prem	Deed: \$40.00 Mortgage: \$45.00 to Any State nium (12 mo.) to Insurance Co.	\$85.00		\$950.00		
E. Taxes and Other Government 1 Recording Fees 2 Transfer Tax F. Prepaids 1 Homeowner's Insurance Premium 2 Mortgage Insurance Premium	Deed: \$40.00 Mortgage: \$45.00 to Any State hium (12 mo.) to Insurance Co. 1 (mo.)	\$85.00 \$2,1 \$1,209.96		\$950.00		
E. Taxes and Other Government 11 Recording Fees 12 Transfer Tax F. Prepaide 11 Homeowner's Insurance Premium 22 Mortgage Insurance Premium 23 Prepaid Interest (\$17.44 per	Deed: \$40,00 Mortgage: \$45,00 to Any State	\$85.00 \$2,1 \$1.209.96 \$279.04		\$950.00		
E. Taxes and Other Government 11 Recording Fees 12 Transfer Tax F. Prepaide 11 Homeowner's Insurance Premium 22 Mortgage Insurance Premium 23 Prepaid Interest (\$17.44 per	Deed: \$40,00 Mortgage: \$45,00 to Any State	\$85.00 \$2,1 \$1,209.96		\$950.00		
E. Taxes and Other Government 01 Recording Fees 22 Transfer Tax E. Prepaids 01 Homeowner's Insurance Premium 02 Prepaid Interest (\$17.44 per 04 Property Taxes (6 mo) to Ar 05	Deed: \$40.00 Mortgage: \$45.00 to Any State hium (12 mo.) to Insurance Co. 1 (mo.) day from 4/15/13 to 5/1/13) ny County USA	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80	20.80	\$950.00		
E. Taxes and Other Government of Recording Fees 27 Transfer Tax E. Prepaids 01 Homeowner's Insurance Premium 02 Mortgage Insurance Premium 02 Prepaid Interest (\$17.44 per 04 Property Taxes (\$ moj to Ar 05 G. Initial Escrow Payment at Clc	Deed. \$40.00 Mortgage: \$45.00 to Any State	\$85.00 \$2,1 \$1,209,96 \$279,04 \$631.80 \$41		\$950.00		
E. Taxes and Other Government 1 Recording Fees 2) Transfer Tax F. Prepaids 1) Homeowner's Insurance Premu 2) Mortgage Insurance Premu 3) Prepaid Interest (\$17244 per 4) Property Taxes (6 mo) to Ar 6) G. Initial Escrow Payment at Clc 1) Homeowner's Insurance \$1000 1) Homeowner's Insurance \$1000 1) Homeowner's Insurance \$1000	Deed: \$40.00 Mortgage: \$45.00 to Any State num (12 mo.) num (12 mo.) to Sn/1/3.1 day from Ar/Sr/13 to Sr/1/13. ny County USA osing s8. per month for 2 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80	20.80	\$950.00		
E. Taxes and Other Government 0 Recording Fees 0 Trander Lax F. Prepalds 1 Homeowner's Insurance Premium 20 Mortgage Insurance Premium 20 Proparty Taxes (5 mol, to Ar 50 Foreign Text (517.44 per 4 Property Taxes (5 mol, to Ar 5 G. Initial Escrow Payment at Clc 1 Homeowner's Insurance \$100.20 Mortgage Insurance	Deed \$40.00 Mortgage: \$45.00 toAny State ison (12 mo.) day from 4/15/13 to 5/1/13) vy (comty USA ssing ssing 83 per month for 1 mo. per month for 1 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66	20.80	\$950.00		
E, Taxes and Other Government O Recording Fees D Transfer Lax F, Prepalds U Homeowner's Insurance Premium O Homeowner's Insurance Premium O Horgage Insurance Premium O Horgage Insurance Strate O Forgal Theset (\$17.44 pre- Horgage Insurance 3000 Distribution of the Insurance Strategy Strategy Strategy Strategy Strategy G. Initial Escrow Payment at Clc U Homeowner's Insurance 31000 D Homeowner's Insurance 51000 Property Taxes \$15100	Deed: \$40.00 Mortgage: \$45.00 to Any State num (12 mo.) num (12 mo.) to Sn/1/3.1 day from Ar/Sr/13 to Sr/1/13. ny County USA osing s8. per month for 2 mo.	\$85.00 \$2,1 \$1,209,96 \$279,04 \$631.80 \$41	20.80	5950.00		
E. Taxes and Other Government OI. Recording Fees OT Transfer Tax F. Prepaids OI. Homeowmer's Insurance Premium Prepaid Interest (\$1774 per OF Property Taxes (6 mo) to Ar S. O. Initial Escrow Payment at CC OI. Homeowner's Insurance \$1000. Wortgage Insurance OT Wortgage Insurance OT Mortgage Taxes \$105. OI.	Deed \$40.00 Mortgage: \$45.00 toAny State ison (12 mo.) day from 4/15/13 to 5/1/13) vy (comty USA ssing ssing 83 per month for 1 mo. per month for 1 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66	20.80	\$950.00		
E. Taxes and Other Government Of Recording Fees Transfer Tax F. Prepalds Di Homeowner's Insurance Premi Di Homeowner's Insurance Premi Di Homeowner's (517:44 per Prepald Interest (517:44 per Prepal Interest (517:44 per Prepal Interest (517:44 per Prepal Interest (517:44 per Property Taxes (5 mol) to Ar 5 di Intial Escrow Payment at Ck Di Homeowner's Insurance STOO 20 Mortgage Insurance Stopperty Taxes (5105; 04 5	Deed \$40.00 Mortgage: \$45.00 toAny State ison (12 mo.) day from 4/15/13 to 5/1/13) vy (comty USA ssing ssing 83 per month for 1 mo. per month for 1 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66	20.80	\$950.00		
E Taxes and Other Government Di Recording Fest 27 Tansfer Tax Frepada Di Ustonesment Insuance Peneium 29 Popetal Interest (517/4 per 40 Poperty Taxes (& moj to Ar 50 Cinital Escore Payment at CLG 01 Homeswome's Insuance 20 Anotgane Insuanc	Deed \$40.00 Mortgage: \$45.00 toAny State ison (12 mo.) day from 4/15/13 to 5/1/13) vy (comty USA ssing ssing 83 per month for 1 mo. per month for 1 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66	20.80	5950.00		
E Taxes and Other Government O Recording Fees 27 Tansfer Tax F Frepalds D1 Homeowner's Insurance Premium 29 Anotypa (Insurance Premium 20 Anotypa (Insurance Premium 20 Anotypa (Insurance Fension 20 Anotypa (Insurance	Deed \$40.00 Mortgage: \$45.00 toAny State ison (12 mo.) day from 4/15/13 to 5/1/13) vy (comty USA ssing ssing 83 per month for 1 mo. per month for 1 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60	20.80	5950.00		
E Taxe and Other Government Di Recording frest 20 Tansfer Tax E FrepaldS 20 Hongong Insurance Peemium 20 Hongong Insurance Peemium 20 Hongong Hongong Composition 20 Hongong Hongong Composition 20 Hongong Hongong Composition 20 Hongong Hongong Composition 20 Hongong Hongong Hongong Composition 20 Hongong Composition 20 Hongong Hongo	Deed \$40.00 Mortgage: \$45.00 toAny State ison (12 mo.) day from 4/15/13 to 5/1/13) vy (comty USA ssing ssing 83 per month for 1 mo. per month for 1 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60 -0.01	20.80	\$950.00		
E. Taxes and Other Government Di Recording Fest 20 Tansfor Tax. Frepalds Di Homeowney's Insurance Prenium Di Mortgues Insurance Prenium Di Peperty Taxes (6 moj to Ar 55 Contial Ecrow Payment at Ck Di Homeowney's Insurance STOD Di Homeowney's Insurance STOD Di Homeowney's Insurance Di Homeowney's Insurance STOD Di Homeowney's Insurance	Devel-34000 Mortgage; 45500 to Any State Istan (12 mc) to Instance Go. 14 ma) dy from (15/13 to 5/17/3) yr Coarty USA 28 per month for 2 mo. 30 per month for 2 mo.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60 \$210.60 \$210.60 \$220.60 \$200.60	20.80	5950.00		
E Taxe and Other Government Descording research of the second Descording research of the second Descording research of the second Descording research of the second Descord of the second of the second of the Descord of the second of the second of the second Descord of the second of the second of the second Descord of the second of the second of the second Descord of the second of the second of the second of the Descord of the second of the second of the second of the Descord of the second of the second of the second of the Descord of the second of the second of the second of the Descord of the second of the second of the second of the Descord of the second of the second of the second of the Descord of the second of the second of the second of the Descord of the second of the second of the second of the second of the Descord of the second of the second of the second of the second of the Descord of the second of the sec	Devel \$4000 Mortgage; \$4500 to hay \$3ae within (12 ms) to insurance Co. day from 47/513 to \$7/733 day from 47/513 to \$7/733 source B3 per month for 2 ms. db per month for 2 ms. db per month for 2 ms.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$270.66 \$2210.60 \$220.60 \$200.60 \$200	20.80	5950.00		
E Taxes and Other Governmeet Decoding rest Decoding rest Tax Frepaid Menoments Insurance Premi Menoper Insurance 1744 Menoper Insurance 1744 Menoper I Jasse G & mol to Ar G initial Secore Payment at CL Menoper Insurance S1000 Menoper I Jasse G & mol to Ar Menoper I Ja	Devel-340,00 Mortgage; 455,00 to Johy State Billion (12, mo.) to Brastance Go., star (12, mo.) to Brastance Go., State (13, 13, 13, 13, 13, 13, 13, 13, 13, 13,	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210 \$210 \$210 \$210 \$210 \$200	20.80	5950.00		
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E Taxes and Other Government Decording research of the second of the sec	Deed:s40.00 Mortgage:s450.00 totAny Sale Mortgage:s450.00 totAny Sale Mortgage:s450.00 totAny Sale Mortgage:s450.00 totAny Sale Sole day from r/s/131 to S/17.33 Sole s53 per month for 2 mo. 30 per month for 2 mo. b) 100A Apep Bic. Sole b) 100A Apep Bic. SoleXit Aper Bic. b) 100A Apep Bic. SoleXit Aper Bic. b) 20X2 Marana func. SoleXit Apep Bic.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210 \$210 \$210 \$210 \$210 \$200	20.80	5450.00	\$750.00	
E. Taxes and Other Government Diecording Forses 20 Transfer Tax Errepaids 21 Transfer Tax 21 Ferepaids 21 Prepaid Interest (21744 per 21 Prepaid Interest (Devel-340.00 Mortgage; 450.00 to Any State Nam (12 ms) to Insutance Go. (1 ms) dy from (1/13 to 5/1/13) dy from (1/13 to 5/1/13) dy from the for 5 ms. 30 per month for 2 ms. per month for 2 ms. to 1400 Acre Inc. to 1400 Acre Inc. to 1400 Acre Inc. to 1400 Acre Inc.	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210 \$210 \$210 \$210 \$210 \$200	20.80	5450.00 55,700.00	\$750.00	
E Taxes and Other Governmeet Decording rest in the second	Deed: \$40.00 Morrgage; \$45.00 to hay Sale to hay Sale you will be a set of the set of	\$85.00 \$2,1 \$1,200.36 \$279.04 \$631.80 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$250.00	20.80	5450.00	5750.00	
E Taxes and Other Government Discording Formation (Control (Contro	Deed: \$40.00 Morrgage; \$45.00 to hay Sale to hay Sale you will be a set of the set of	\$85.00 \$2,1 \$1,209.96 \$279.04 \$631.80 \$41 \$201.66 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210.60 \$210 \$210 \$210 \$210 \$210 \$200	20.80	5450.00 55,700.00	\$750.00	
E Taxes and Other Governmeet Decording For the Second Sec	Deed \$40.00 Mortgage; \$45.00 to hay Sale to hay Sale you want to be set and to be set and the set of the set	\$85.00 \$7,1 \$1,209.96 \$270.04 \$270.04 \$270.06 \$270.06 \$210.60 \$210.60 \$210.60 \$210.60 \$250.00 \$350.00 \$350.00 \$350.00 \$350.00 \$350.00	2080	5450.00 55,700.00	5750.00	
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E Taxes and Other Governmeet Decording Formation (Control (Control)) (Control (Control)) (Control)) (Control)) (Control)) (Control) (Con	Deed: 94.000 Mortgage: 95.000 to Any Sale Mortgage: 95.000 to May Sale to Sale Sale to May Sale to May Sale to Sale Sale to Sale Sale to Sale Sale	\$85.00 \$7,1 \$1,209.96 \$270.04 \$270.04 \$270.06 \$270.06 \$210.60 \$210.60 \$210.60 \$210.60 \$250.00 \$350.00 \$350.00 \$350.00 \$350.00 \$350.00	2080	5450.00 55,700.00	5750.00	
E Taxe and Other Government Discording For Service Discording For Service Prepaid Taxes For Service Prepaid Intervent Insurance Pennin Prepaid Intervent (S1744) per Despaid Intervent (S1744) Prepaid I	Deed: 94.000 Mortgage: 95.000 to Any Sale Mortgage: 95.00 to May Sale Mortgage: 95.00 solg per month for 2 mo. to 190A Aren for Mortgage: 95.00 to 100 Aren for Mortgage: 95.00 to	\$85.00 \$2,1 \$2,1 \$2,1 \$2,7 \$2,7 \$2,7 \$2,7 \$2,0	2.25	5450.00 55.700.00 55.700.00		
E Taxes and Other Government Direcording free and Other Government Direcording free and the second second second Direcording free and the second second second second Methylase and the second second second second second Property laws (6 mol to Ar Ginilial Escrore Payment at CE Ginilial Escrore Payment at CE Intervense's humanes 5100, 20 Mortgage Insurance Directory and Second Second Second Second Directory and Second Second Second Second Second Directory and Second Second Second Second Second Directory and Second Second Second Second Second Second Directory and Second S	Deed: 94.000 Mortgage: 95.000 to Any Sale Mortgage: 95.00 to May Sale Mortgage: 95.00 solg per month for 2 mo. to 190A Aren for Mortgage: 95.00 to 100 Aren for Mortgage: 95.00 to	\$85.00 \$2,7 \$2,7 \$2,7 \$2,7 \$2,7 \$2,7 \$2,7 \$4,4 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,66 \$2,01,60 \$2,00,000 \$2,00,000 \$2,000 \$	2.25	5450.00 55,700.00	\$750.00	\$405.01

Calculating Cash to Close	Use this table to see what has changed from your Loan Estimate.				
	Loan Estimate	Final	Did this change?		
Total Closing Costs (J)	\$8,054.00	\$9,712.10	YES - See Total Loan Costs (D) and Total Other Costs (I)		
Closing Costs Paid Before Closing	SO	- \$29.80	YES • You paid these Closing Costs before closing		
Closing Costs Financed (Paid from your Loan Amount)	50	\$0	NO		
Down Payment/Funds from Borrower	\$18,000.00	\$18,000.00	NO		
Deposit	- \$10,000.00	- \$10,000.00	NO		
Funds for Borrower	\$0	\$0	NO		
Seller Credits	\$0	- \$2,500.00	YES - See Seller Credits in Section L		
Adjustments and Other Credits	50	- \$1,035.04	YES • See details in Sections K and L		
Cash to Close	\$16,054.00	\$14,147.26			

BORROWER'S TRANSACTION		SELLER'S TRANSACTION			
K. Due from Borrower at Closing	\$189,762.30	M. Due to Seller at Closing	\$180,080.00		
01 Sale Price of Property	\$180,000.00	01 Sale Price of Property	\$180,000.00		
02 Sale Price of Any Personal Property Included in Sale		02 Sale Price of Any Personal Property Included in Sale			
03 Closing Costs Paid at Closing (J)	\$9,682.30	03			
04		04			
Adjustments		05			
05		06			
06		07			
07		08			
Adjustments for Items Paid by Seller in Advance		Adjustments for Items Paid by Seller in Advance			
08 City/Town Taxes to		09 City/Town Taxes to			
09 County Taxes to		10 County Taxes to			
10 Assessments to		11 Assessments to			
11 HOA Dues 4/15/13 to 4/30/13	\$80,00	12 HOA Dues 4/15/13 to 4/30/13	\$80,00		
		13			
13		14			
14		15			
15		16			
L. Paid Already by or on Behalf of Borrower at Closing	\$175,615.04	N. Due from Seller at Closing	\$115,665.0		
01 Deposit	\$10,000,00	01 Excess Deposit			
02 Loan Amount	\$162,000.00	02 Closing Costs Paid at Closing (J)	\$12,800.00		
03 Existing Loan(s) Assumed or Taken Subject to		03 Existing Loan(s) Assumed or Taken Subject to			
04		04 Payoff of First Mortgage Loan	\$100,000.00		
05 Seller Credit	\$2,500,00	05 Payoff of Second Mortgage Loan			
Other Credits		05			
06 Rebate from Epsilon Title Co.	\$750.00	07			
07		08 Seller Credit	\$2,500.0		
Adjustments		09			
08		10			
09		11			
10		12			
		13			
Adjustments for Items Unpaid by Seller		Adjustments for Items Unpaid by Seller			
12 City/Town Taxes 1/1/13 to 4/14/13	\$365.04	14 City/Town Taxes 1/1/13 to 4/14/13	\$365.04		
13 County Taxes to		15 County Taxes to			
14 Assessments to		16 Assessments to			
15		17			
16		18			
17		19			
CALCULATION		CALCULATION			
Total Due from Borrower at Closing (K)	\$189,762.30	Total Due to Seller at Closing (M)	\$180,080.00		
Total Paid Already by or on Behalf of Borrower at Closing (L)	- \$175,615.04	Total Due from Seller at Closing (N)	- \$115,665.04		
Cash to Close X From To Borrower	\$14,147.26	Cash 🗌 From 🕱 To Seller	\$64,414.9		

Additional Information About This Loan

Loan Disclosures

Assumption If you sell or transfer this property to another person, your lender will allow, under certain conditions, this person to assume this loan on the original terms. It will not allow assumption of this loan on the original terms.

 Demand Feature

 Your loan

 □ has a demand feature, which permits your lender to require ear repayment of the loan. You should review your note for details.

 M does not have a demand feature.

Late Payment If your payment is more than 15 days late, your lender will charg late fee of 5% of the monthly principal and interest payment.

- Iate lee of 3% of the monthly principal and interst payment. Negative Amorization fincterse in Loan Amount) Under your loan terms, you La see scheduled to make monthly payments that do not pay all the interset. due that month. As a result, your loan amount will like become larger than your original loan amount. Increases in you loan amount lower the equity you have in this property. □ may have monthly payments that do not pay all of the interest due that monthly not an amount will increase the state that the state of the interest become larger than your original loan amount will increase the state than the state of the interest become larger than you are dripping loan amount will increase the state than your original loan you have in this poperty. loan amount will oncrease you have in this poperty. Ion amount will oncrease the state you have in this poperty. Ion amount will be the state you have in this poperty.

Partial Payments

- ur lender may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- (partial payments) and appy them to your loan. I may hold them in a separate account untilyou pay the rest of the payment, and then apply the full payment to your loan. I does not accept any partial payments. this loan is sold, your new lender may have a different policy.

Security Interest fou are granting a security interest in 456 Somewhere Ave., Anytown, ST 12345

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

	r. Your lender	directly, possibly in one or two large may be liable for penalties and intere
Escrow		
Escrowed Property Costs over Year 1	\$2,473.56	Estimated total amount over year 1 for your escrowed property costs: Homeowner's insurance Property Taxes
Non-Escrowed Property Costs over Year 1	\$1,800.00	Estimated total amount over year 1 for your non-esciowed property costs: <i>Homeowner's Association Dues</i> You may have other property costs.
Initial Escrow Payment	\$412.25	A cushion for the escrow account you pay at closing. See Section G on page 2
Monthly Escrow Payment	\$206.13	The amount included in your total monthly payment.

Escrow Account

lender does not offer one. You must directly pay your costs, such as taxes and homeowner's insurance. Com lender to ask if your loan can have an escrow account

No Escrow	
Estimated Property Costs over Year 1	Estimated total amount over year 1. Yo must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	

In the future In the future, Your property costs may change and, as a result, your escrow pay-ment may change. You may be able to cancel your escrow account, but if you day our property costs directly. If you fail impose fines and penalties or (2) place a tax lien on this property, if you fail to pay any of your property costs directly and (1) add the amounts to your load to balance, (2) add an accrow account to you load, or (3) requirely out to pay for property insurance that the fielded buys on your behavior, you can be your poperty insurance that the fielded buys on your behavior, and you do not you poor you now.

Page 3

Page 3 of the Closing Disclosure demonstrates the calculation for the amount the borrower must bring to closing. This page also provides a comparison to the charges disclosed on the Loan Estimate, so that borrowers can see the difference between the amounts on the Loan Estimate and final Closing Disclosure. The rest of the page shows summaries of the borrower and seller costs and credits.

Page 4

Page 4 lists the other terms of the loan, including:

- Whether the loan is assumable
- If the loan has a demand feature •
- If there is a late payment fee •
- If the loan is negatively amortized •
- Whether the lender will accept partial payments •
- Informs the borrower the lender will have a • security interest in their property.

Page 5

Page 5, contains the following under "Loan Calculations":

- Total of payments over the life of the loan
- Finance charge
- Amount financed
- Annual Percentage Rate (APR) •
- Total interest percentage information •

Under "Other Disclosures" the consumer will find information about :

- Appraisal (if applicable) •
- Contract details
- Liability after foreclosure •
- Refinance information •
- Tax deductions •

The bottom of Page 5 contains Contact Information for the parties involved and signature lines.

Loan Calculations	
Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$285,803.36
Finance Charge. The dollar amount the loan will cost you.	\$118,830.27
Amount Financed. The loan amount available after paying your upfront finance charge.	\$162,000.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	4.174%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	69.46%



Other Disclosures

Appraisal ppraval If the property was appraised for your loan, your lender is required give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

- Contract Details See your note and security instrument for information about -what happens if you fail to make your payments, -what is a default on the loan, -situations in which your lender can require early repayment of the loan, and • the rules for making payments before they are due.

Liability after ForeGouse If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, State law may protect you from liability for the unpaid balance. If you refinance or take on any additional dete on this property you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer of more enformation.

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.

Tax Deductions If you borrow more than this property is worth, the interest on the Ioan amount above this property's fair market value is not deductible from your ideati income taxes. You should consult a tax advisor for more information.

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Ficus Bank		Omega Real Estate Broker Inc.	Alpha Real Estate Broker Co.	Epsilon Title Co.
Address	4321 Random Blvd. Somecity, ST 12340		789 Local Lane Sometown, ST 12345	987 Suburb Ct. Someplace, ST 12340	123 Commerce Pl. Somecity, ST 12344
NMLS ID					
ST License ID			Z765416	Z61456	Z61616
Contact	Joe Smith		Samuel Green	Joseph Cain	Sarah Arnold
Contact NMLS ID	12345				
Contact ST License ID			P16415	P51461	PT1234
Email	joesmith@ ficusbank.com		sam@omegare.biz	joe@alphare.biz	sarah@ epsilontitle.com
Phone	123-456-7890		123-555-1717	321-555-7171	987-555-4321

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

Applicant Signature Date Co-Applicant Signature Date PAGE 5 OF 5 + LOAN ID # 123456789 CLOSING DISCLOSURE