

Loan Estimate

DATE ISSUED 2/15/2013
APPLICANTS Michael Jones and Mary Stone
 123 Anywhere Street
 Anytown, ST 12345
PROPERTY 456 Somewhere Avenue
 Anytown, ST 12345
SALE PRICE \$180,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID # 123456789
RATE LOCK NO YES, until 4/16/2013 at 5:00 p.m. EDT
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 3/4/2013 at 5:00 p.m. EDT

| Loan Terms | | Can this amount increase after closing? |
|---|--|---|
| Loan Amount | \$162,000 | NO |
| Interest Rate | 3.875% | NO |
| Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i> | \$761.78 | NO |
| Does the loan have these features? | | |
| Prepayment Penalty | YES • As high as \$3,240 if you pay off the loan during the first 2 years | |
| Balloon Payment | NO | |

| Projected Payments | | |
|---|------------------|--|
| Payment Calculation | Years 1-7 | Years 8-30 |
| Principal & Interest | \$761.78 | \$761.78 |
| Mortgage Insurance | + 82 | + — |
| Estimated Escrow <i>Amount can increase over time</i> | + 206 | + 206 |
| Estimated Total Monthly Payment | \$1,050 | \$968 |
| Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i> | \$206 a month | This estimate includes <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 | \$8,054 Includes \$5,672 in Loan Costs + \$2,382 in Other Costs – \$0 in Lender Credits. <i>See page 2 for details.</i> |
| Estimated Cash to Close | \$16,054 Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i> |

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

| | |
|-------------------------------|----------------|
| A. Origination Charges | \$1,802 |
| .25 % of Loan Amount (Points) | \$405 |
| Application Fee | \$300 |
| Underwriting Fee | \$1,097 |

| | |
|--|--------------|
| B. Services You Cannot Shop For | \$672 |
| Appraisal Fee | \$405 |
| Credit Report Fee | \$30 |
| Flood Determination Fee | \$20 |
| Flood Monitoring Fee | \$32 |
| Tax Monitoring Fee | \$75 |
| Tax Status Research Fee | \$110 |

| | |
|-------------------------------------|----------------|
| C. Services You Can Shop For | \$3,198 |
| Pest Inspection Fee | \$135 |
| Survey Fee | \$65 |
| Title – Insurance Binder | \$700 |
| Title – Lender’s Title Policy | \$535 |
| Title – Settlement Agent Fee | \$502 |
| Title – Title Search | \$1,261 |

| | |
|--|----------------|
| D. TOTAL LOAN COSTS (A + B + C) | \$5,672 |
|--|----------------|

Other Costs

| | |
|---|-------------|
| E. Taxes and Other Government Fees | \$85 |
| Recording Fees and Other Taxes | \$85 |
| Transfer Taxes | |

| | |
|--|--------------|
| F. Prepays | \$867 |
| Homeowner’s Insurance Premium (6 months) | \$605 |
| Mortgage Insurance Premium (months) | |
| Prepaid Interest (\$17.44 per day for 15 days @ 3.875%) | \$262 |
| Property Taxes (months) | |

| | |
|--|--------------|
| G. Initial Escrow Payment at Closing | \$413 |
| Homeowner’s Insurance \$100.83 per month for 2 mo. | \$202 |
| Mortgage Insurance per month for mo. | |
| Property Taxes \$105.30 per month for 2 mo. | \$211 |

| | |
|---|----------------|
| H. Other | \$1,017 |
| Title – Owner’s Title Policy (optional) | \$1,017 |

| | |
|---|----------------|
| I. TOTAL OTHER COSTS (E + F + G + H) | \$2,382 |
|---|----------------|

| | |
|-------------------------------|----------------|
| J. TOTAL CLOSING COSTS | \$8,054 |
| D + I | \$8,054 |
| Lender Credits | |

Calculating Cash to Close

| | |
|---|-----------------|
| Total Closing Costs (J) | \$8,054 |
| Closing Costs Financed (Paid from your Loan Amount) | \$0 |
| Down Payment/Funds from Borrower | \$18,000 |
| Deposit | – \$10,000 |
| Funds for Borrower | \$0 |
| Seller Credits | \$0 |
| Adjustments and Other Credits | \$0 |
| Estimated Cash to Close | \$16,054 |

Additional Information About This Loan

LENDER Ficus Bank
NMLS/___ LICENSE ID
LOAN OFFICER Joe Smith
NMLS/___ LICENSE ID 12345
EMAIL joesmith@ficusbank.com
PHONE 123-456-7890

MORTGAGE BROKER
NMLS/___ LICENSE ID
LOAN OFFICER
NMLS/___ LICENSE ID
EMAIL
PHONE

Comparisons

Use these measures to compare this loan with other loans.

| | |
|--|---|
| In 5 Years | \$56,582 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$15,773 Principal you will have paid off. |
| Annual Percentage Rate (APR) | 4.274% Your costs over the loan term expressed as a rate. This is not your interest rate. |
| Total Interest Percentage (TIP) | 69.45% 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.
 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 5% of the monthly principal and interest payment.

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.
 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.

Applicant Signature

Date

Co-Applicant Signature

Date