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Save this Loan Estimate to compare with your Closing Disclosure.

# Loan Estimate

DATE ISSUED 12/27/2017  
 APPLICANTS JOHN DOE  
 123 Peachtree Road  
 Atlanta, GA 30305  
 PROPERTY 123 Main Street  
 Roswell, GA 30075  
 SALE PRICE \$500,000

Include applicant's present address

LOAN TERM 30 years  
 PURPOSE Purchase  
 PRODUCT Fixed Rate  
 LOAN TYPE  Conventional  
 LOAN ID # 1710500

Brokered loans must use CSBF Loan ID #. Correspondent loans may use their own or CSBF's Loan ID #. Loan ID # must be alpha and/or numeric.

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 1/11/2018 at 5:00 PM EST

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$400,000	NO	If rate is locked, include time stamp and time zone for lock period and closing cost expiration. If rate is NOT locked, omit time stamp and time zone.
Interest Rate	3.875 %	NO	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,880.95	NO	
		Does the loan have these features?	
Prepayment Penalty		NO	
Balloon Payment		NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,880.95
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	480
Estimated Total Monthly Payment		\$2,361
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$530 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOA In escrow? <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

This amount should add up to the monthly escrows on the loan. property costs. You must pay for other

Costs at Closing	
Estimated Closing Costs	\$9,017 Includes \$10,795 in Loan Costs + \$6,222 in Other Costs - \$8,000 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$100,017 Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

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

**ALL FEE DESCRIPTIONS MUST BE LISTED EXACTLY AS SHOWN**

**Closing Cost Details**

<b>Loan Costs</b>	
<b>A. Origination Charges</b>	\$6,895
% of Loan Amount (Points)	
Administration Fee	\$895
Broker Fee	\$6,000

**Administration Fee** - Always included unless loan is locked with fee bought our using premium  
**Broker Fee** - Used when disclosing Borrower Paid Compensation

<b>B. Services You Cannot Shop For</b>	
	\$1,150
Appraisal Fee	\$450
Appraisal-Final Inspection	\$150
Credit Report	\$50
Third Party Processing Fee	\$500

**Appraisal Fee** - Always included  
**Credit Report** - Always included  
**Third Party Processing Fee** - Must be listed in Section B

<b>C. Services You Can Shop For</b>	
	\$2,750
Land Survey	\$400
Pest Inspection Fee	\$100
Well Inspection Fee	\$125
Title - Abstract Or Title Search Fee	\$50
Title - Closing Protection Letter	\$100
Title - Document Preparation Fee	\$150
Title - Lender's Title Policy	\$1500
Title - Settlement or Closing Fee	\$250

**Pest Inspection, Land Survey, & Well Inspection** are optional fees. Each must show as listed when fee is required.

<b>D. TOTAL LOAN COSTS (A + B + C)</b>	\$10,795
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<b>Other Costs</b>	
<b>E. Taxes and Other Government Fees</b>	\$510
Recording Fees and Other Taxes	\$10
Transfer Taxes	\$500

**Transfer Taxes must be included on purchase transactions**

<b>F. Prepaids</b>	\$2,252
Homeowner's Insurance Premium (12 months)	\$960
Mortgage Insurance Premium ( months)	
Prepaid Interest (\$43.0556 per day for 30 days @3.875 %)	\$1,292
Property Taxes ( months)	

**Homeowner's Insurance Premium must include 12 months for purchase transactions**

<b>G. Initial Escrow Payment at Closing</b>	\$2,560
Homeowner's Insurance \$80.00 per month for 2 mo.	\$160
Mortgage Insurance per month for mo.	
Property Taxes \$400.00 per month for 6 mo.	\$2,400

<b>H. Other</b>	\$900
Title - Owner's Title Insurance (optional)	\$900

**Owner's Title Insurance must be included on all purchase transactions. Must be listed with "Optional" in parenthesis.**

<b>I. TC</b>	\$6,222
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<b>J. TOTAL CLOSING COSTS</b>	\$9,017
D + I	\$17,017
Lender Credits	-\$8,000

<b>Calculating Cash to Close</b>	
Total Closing Costs (J)	\$9,017
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$100,000
Deposit	-\$5,000
Funds for Borrower	\$0
Seller Credits	-\$4,000
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$100,017

All fields must be completed and cannot be handwritten.

## Additional Information About This Loan

LENDER  
NMLS/ \_\_\_ LICENSE ID  
LOAN OFFICER  
NMLS/ \_\_\_ LICENSE ID  
EMAIL  
PHONE

Leave this area blank

MORTGAGE BROKER ABC Mortgage Inc.  
NMLS/ \_\_\_ LICENSE ID 123456  
LOAN OFFICER Joe Mortgage  
NMLS/ \_\_\_ LICENSE ID 456789  
EMAIL joe@mortgage.com  
PHONE 555-555-1212

### Comparisons

Use these measures to compare this loan with other loans.

<b>In 5 Years</b>	\$124,944 Total you will have paid in principal, interest, mortgage insurance, and loan costs. \$38,945 Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	3.875 % Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	69.608 % The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

Appraisal We **Always check applicable box based on loan program** 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 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.  
 to transfer servicing of your loan.

Always include late fee percentage.  
5% for Conventional and 4% for Government loans.

Check the lock to confirm servicing.

### 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