

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 9/22/2017
APPLICANTS First Time Home Buyer

PROPERTY 732 Edgewood Circle
 State College, PA 16801

SALE PRICE \$289,000

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA _____
LOAN ID #
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 10/6/2017 at 5:00 PM EDT

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$280,330	NO
Interest Rate	4.250 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,379.06	NO
Prepayment Penalty	Does the loan have these features?	
	NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,379.06
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	449
Estimated Total Monthly Payment		\$1,828
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$449 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	\$9,325	Includes \$4,461 in Loan Costs + \$10,644 in Other Costs - \$5,780 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$17,995	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	\$945
% of Loan Amount (Points)	
Underwriting Fees	\$945

B. Services You Cannot Shop For	\$2,961
Appraisal Fee	\$525
Credit Report	\$42
Flood Certification	\$12
Title - CPL	\$125
Title - Endorsements	\$150
Title - Lender's Title Insurance	\$2,057
Title - Overnight Fee	\$35
Title - Wire Fee	\$15

C. Services You Can Shop For	\$555
Home Inspection	\$350
Pest Inspection	\$80
Radon Inspectin	\$125

D. TOTAL LOAN COSTS (A + B + C)	\$4,461
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Other Costs

E. Taxes and Other Government Fees	\$4,520
Recording Fees and Other Taxes	\$185
Transfer Taxes	\$4,335

F. Prepaids	\$1,456
Homeowner's Insurance Premium (12 months)	\$960
Mortgage Insurance Premium (months)	
Prepaid Interest (\$33.0945 per day for 15 days @4.250 %)	\$496
Property Taxes (months)	

G. Initial Escrow Payment at Closing	\$4,668	
Homeowner's Insurance	\$80.00 per month for 3 mo.	\$240
Mortgage Insurance	per month for mo.	
Property Taxes	\$369.03 per month for 12 mo.	\$4,428

H. Other	\$0
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I. TOTAL OTHER COSTS (E + F + G + H)	\$10,644
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J. TOTAL CLOSING COSTS	\$9,325
D + I	\$15,105
Lender Credits	-\$5,780

Calculating Cash to Close

Total Closing Costs (J)	\$9,325
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$8,670
Deposit	\$0
Funds for Borrower	\$0
Seller Credits	\$0
Adjustments and Other Credits	\$0
Estimated Cash to Close	\$17,995

Additional Information About This Loan

LENDER

NMLS/ ___ LICENSE ID

LOAN OFFICER

NMLS/ ___ LICENSE ID

EMAIL

PHONE

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	<p>\$87,701 Total you will have paid in principal, interest, mortgage insurance, and loan costs.</p> <p>\$25,769 Principal you will have paid off.</p>
Annual Percentage Rate (APR)	4.250 % Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	77.275 % 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	<p>If you sell or transfer this property to another person, we</p> <p><input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms.</p> <p><input type="checkbox"/> will not allow assumption of this loan on the original terms.</p>
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 overdue 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	<p>We intend</p> <p><input type="checkbox"/> to service your loan. If so, you will make your payments to us.</p> <p><input checked="" type="checkbox"/> to transfer servicing of your loan.</p>

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 _____