

FEBRUARY 7, 2014

TILA RESPA Integrated Disclosure

H-25(A) Mortgage Loan Transaction Closing Disclosure – Model Form

This is a blank model Closing Disclosure that illustrates the content requirements in 12 CFR § 1026.38. This form provides three variations of page one, one page two, one page three, four variations of page four, and four variations of page five, reflecting the variable content requirements in 12 CFR § 1026.38. This form does not reflect modifications permitted under 12 CFR § 1026.38(t).



Consumer Financial
Protection Bureau

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information	Transaction Information	Loan Information
Date Issued	Borrower	Loan Term
Closing Date	Borrower Name	Purpose
Disbursement Date		Product
Settlement Agent	Seller	Loan Type <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	Seller Name	<input type="checkbox"/> VA <input type="checkbox"/> Loan Type -
Property	Lender	Other
	Lender Name	Description
Sale Price		

Loan Terms	\$12,345.67	Can this amount increase after closing?
Loan Amount	Can Loan Amount Increase After Closing	
Interest Rate	Interest Rate	
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$12,345.67	
	Does the loan have these features?	
Prepayment Penalty	Prepayment Penalty	
Balloon Payment	Balloon Payment	

Projected Payments	Payment Calculation	
Payment Calculation	\$12,345.67	
Principal & Interest		
Mortgage Insurance	\$12,345.67	
Estimated Escrow <i>Amount can increase over time</i>		
Estimated Total Monthly Payment	\$12,345.67	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: Other Escrow Description <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i> Escrow Account Details	In escrow?

Costs at Closing			
Closing Costs	\$12,345.67	Includes	in Loan Costs + in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$12,345.67	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>	

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Disbursement Date		Product
Settlement Agent	Seller	Loan Type <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	Seller Name	<input type="checkbox"/> VA <input type="checkbox"/> <u>Loan Type -</u>
Property	Lender Lender Name	Other
		Description
Appraised Prop. Value		

Loan Terms	Can this amount increase after closing?
Loan Amount	Can Loan Amount Increase After Closing
Interest Rate	\$12,345.67
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	50.3%
	Does the loan have these features?
Prepayment Penalty	Can Interest Rate Increase After Closing
Balloon Payment	\$12,345.67

Projected Payments	Does Loan Have Prepayment Penalty
Payment Calculation	Does Loan Have Balloon Payment
Principal & Interest	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.
Mortgage Insurance	
Estimated Escrow <i>Amount can increase over time</i>	
Estimated Total Monthly Payment	\$12,345.67
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	<div><div>This estimate includes</div><div><input checked="" type="checkbox"/> Property Taxes</div><div><input type="checkbox"/> Homeowner's Insurance</div><div><input type="checkbox"/> Other: <u>Estimate Includes Other Description</u></div><div>See Escrow Account on page 4 for details. You must pay for other property costs separately. <u>Escrow Account Details</u></div></div> <div>In escrow?</div>

Costs at Closing	
Closing Costs	\$12,345.67 Includes in Loan Costs + in Other Costs – in Lender Credits. See page 2 for details.
Cash to Close	Includes Closing Costs. See Calculating Cash to Close on page 3 for details. \$12,345.67

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File #	Seller Name	<input type="checkbox"/> VA <input type="checkbox"/> <u>Loan Type -</u>
Property	Lender	Other
	Lender Name	Description
Estimated Prop. Value		

Loan Terms	Can this amount increase after closing?
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Interest Rate	\$12,345.67
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	Does the loan have these features?
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Balloon Payment	\$12,345.67

Projected Payments	Does Loan Have Prepayment Penalty
Payment Calculation	Does Loan Have Balloon Payment
Principal & Interest	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.
Mortgage Insurance	
Estimated Escrow <i>Amount can increase over time</i>	
Estimated Total Monthly Payment	\$12,345.67
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	<div>This estimate includes</div> <div><input checked="" type="checkbox"/> Property Taxes</div> <div><input type="checkbox"/> Homeowner's Insurance</div> <div><input type="checkbox"/> Other:</div> <div><i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i></div> <div>In escrow?</div>

Costs at Closing	
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Cash to Close	Includes Closing Costs. See Calculating Cash to Close on page 3 for details. \$12,345.67



Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges				Seller-Paid At Closing		Paid by Others
01	% of Loan Amount (Points)	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02	Origination Charge Line 01	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
03	Origination Charge Line 02	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
04	Origination Charge Line 03	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
05		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
06	Origination Charge Line 05	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
07	Origination Charge Line 06	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
08	Origination Charge Line 07	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
B. Services Borrower Did Not Shop For						
01	Origination Charge Line 08	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02	Services Not Shopped Line 01	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
03	Services Not Shopped Line 02	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
04	Services Not Shopped Line 03	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
05	Services Not Shopped Line 04	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
06	Services Not Shopped Line 05	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
07	Services Not Shopped Line 06	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
08	Services Not Shopped Line 07	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
09	Services Not Shopped Line 08	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
10	Services Not Shopped Line 09	\$12,345.67	\$12,345.67		\$12,345.67	
C. Services Borrower Did Shop For						\$12,345.67
01	Services Not Shopped Line 10	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
03	Services Shopped Line 02	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
04	Services Shopped Line 03	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
05	Services Shopped Line 04	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
06	Services Shopped Line 05	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
07		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
08	Services Shopped Line 07	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
D. TOTAL LOAN COSTS (Borrower-Paid)						
Loan Costs Subtotals (A + B + C)		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
Other Costs						
E. Taxes and Other Government Fees						\$12,345.67
01	Recording Fees Deed: Mortgage:	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
F. Prepays						
01	Homeowner's Insurance Premium (mo.)	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02	Mortgage Insurance Premium (mo.)	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
03	Prepaid Interest (per day from to)	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
04	Property Taxes (mo.)	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
05		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
G. Initial Escrow Payment at Closing						
01	Homeowner's Insurance per month for mo.	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02	Mortgage Insurance per month for mo.	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
03	Property Taxes per month for mo.	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
04	Escrow Line 04	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
05	Escrow Line 05	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
06	Escrow Line 06	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
07	Escrow Line 07	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
08	Aggregate Adjustment	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
H. Other						\$12,345.67
01	Other Costs Line 01	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
02	Other Costs Line 02	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
03	Other Costs Line 03	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
04	Other Costs Line 04	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
05	Other Costs Line 05	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
06	Other Costs Line 06	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
07	Other Costs Line 07	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
08	Other Costs Line 08	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
I. TOTAL OTHER COSTS (Borrower-Paid)						
Other Costs Subtotals (E + F + G + H)			\$12,345.67	\$12,345.67		\$12,345.67
J. TOTAL CLOSING COSTS (Borrower-Paid)						
Closing Costs Subtotals (D + I)		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67
Lender Credits		\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67	\$12,345.67

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)	\$12,345.67	\$12,345.67	Total Closing Costs (J) - Did this change?
Closing Costs Paid Before Closing	\$12,345.67	\$12,345.67	Closing Costs Paid Before Closing - Did this change?
Closing Costs Financed (Paid from your Loan Amount)	\$12,345.67	\$12,345.67	Closing Costs Financed - Did this change?
Down Payment/Funds from Borrower	\$12,345.67	\$12,345.67	Down Payment/Funds from Borrower - Did this change?
Deposit	\$12,345.67	\$12,345.67	Deposit - Did this change?
Funds for Borrower	\$12,345.67	\$12,345.67	Funds for Borrower - Did this change?
Seller Credits	\$12,345.67	\$12,345.67	Seller Credits - Did this change?
Adjustments and Other Credits	\$12,345.67	\$12,345.67	Adjustments and Other Credits - Did this change?
Cash to Close	\$12,345.67	\$12,345.67	Cash to Close - Did this change?

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing

01	Sale Price of Property	Borrower's Transaction - Section
02	Sale Price of Any Personal Property Included in Sale	
03	Closing Costs Paid at Closing (J)	
04	Borrower - K. Due from Borrower at Closing	
Adjustments	\$12,345.67	
05	\$12,345.67	
06	\$12,345.67	
07	\$12,345.67	

Adjustments for Items Paid by Seller in Advance

08	City/Town Taxes	to	Borrower - Adjustments -
09	County Taxes	to	Borrower - Adjustments -
10	Assessments	to	Borrower - Adjustments -
11	\$12,345.67		10 Assessments to
12	\$12,345.67		
13	\$12,345.67		
14	\$12,345.67		
15	\$12,345.67		

L. Paid Already by or on Behalf of Borrower at Closing

01	Deposit	Borrower - L. Paid Already by or on Behalf
02	Loan Amount	on Behalf of Borrower
03	Existing Loan(s) Assumed or Taken Subject to	\$12,345.67
04	\$12,345.67	
05	Seller Credit	\$12,345.67
Other Credits	\$12,345.67	
06	\$12,345.67	
07	\$12,345.67	
Adjustments	\$12,345.67	
08	\$12,345.67	
09	\$12,345.67	
10	\$12,345.67	

Borrower - Adjustments for Items

Adjustments for Items Unpaid by Seller	City/Town Taxes	to	Borrower - Adjustments
12	City/Town Taxes	to	Borrower - Adjustments
13	County Taxes	to	Borrower - Adjustments
14	Assessments	to	Borrower - Adjustments
15	\$12,345.67		for Assessments Unpaid by Seller
16	\$12,345.67		- 15
17	Borrower - Calculation		

CALCULATION \$12,345.67

Total Due from Borrower at Closing (K)	\$12,345.67
Total Paid Already by or on Behalf of Borrower at Closing (L)	
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$12,345.67

SELLER'S TRANSACTION

M. Due to Seller at Closing

01	Sale Price of Property	Seller's Transaction - Section
02	Sale Price of Any Personal Property Included in Sale	
03	\$12,345.67	
04	\$12,345.67	
05	\$12,345.67	
06	\$12,345.67	
07	\$12,345.67	
08	\$12,345.67	

Adjustments for Items Paid by Seller in Advance

09	City/Town Taxes	to	Seller - Adjustments -
10	County Taxes	to	Seller - Adjustments -
11	Assessments	to	Seller - Adjustments -
12	\$12,345.67		11 Assessments to
13	\$12,345.67		
14	\$12,345.67		
15	\$12,345.67		
16	\$12,345.67		

N. Due from Seller at Closing

01	Excess Deposit	
02	Closing Costs Paid at Closing (J)	\$12,345.67
03	Existing Loan(s) Assumed or Taken Subject to	
04	Payoff of First Mortgage Loan	
05	Payoff of Second Mortgage Loan	
06	\$12,345.67	
07	\$12,345.67	
08	Seller Credit	\$12,345.67
09	\$12,345.67	
10	\$12,345.67	
11	\$12,345.67	
12	\$12,345.67	

Seller - Adjustments for Items Unpaid

Adjustments for Items Unpaid by Seller	City/Town Taxes	to	Seller - Adjustments
14	City/Town Taxes	to	Seller - Adjustments
15	County Taxes	to	Seller - Adjustments
16	Assessments	to	Seller - Adjustments
17	\$12,345.67		for Assessments Unpaid by Seller -
18	\$12,345.67		17
19	Seller - Calculation		

CALCULATION \$12,345.67

Total Due to Seller at Closing (M)	
Total Due from Seller at Closing (N)	
Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Seller	

Asses-
ment
County

Additional Information About This Loan

Loan Disclosures

Loan Disclosures Section Title

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.

☐ 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 early repayment of the loan. You should review your note for details.

☐ does not have a demand feature.

Late Payment

If your payment is more than 12,345 days late, your lender will charge a late fee of \$12,345.67

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

☒ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ do not have a negative amortization feature.

Partial Payments

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in Security Interest
Security Interest Property Line 2
Security Interest Property Line 3

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

Escrow Account

For now, your loan

☒ will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow 12,345		
Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your escrowed property costs: Escrowed Property Costs over Year 1 Description
Non-Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your non-escrowed property costs: Non-Escrowed Property Costs over Year 1 Description You may have other property costs.
Initial Escrow Payment	\$12,345.67	A cushion for the escrow account you pay at closing. See Section G on page 2. Other Property Costs Description
Monthly Escrow Payment	\$12,345.67	The amount included in your total monthly payment Initial Escrow Payment Description

☒ will not have an escrow account because ☐ you declined it. \$12,345.67 your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$12,345.67	Escrow Waiver Fee Description

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Additional Information About This Loan

Loan Disclosures

Loan ID Number

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.

☐ 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 early repayment of the loan. You should review your note for details.

☐ does not have a demand feature.

Late Payment

If your payment is more than 12,345 days late, your lender will charge a late fee of Late Payment Fee Amount

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

☒ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ do not have a negative amortization feature.

Partial Payments

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Excepteur sint occaecat cupidatat non proident, sunt in culpa qui officia deserunt mollit anim id est laborum.

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

Escrow Account

For now, your loan

☒ will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow 12,345		
Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your escrowed property costs: Escrowed Property Costs over Year 1 Description
Non-Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your non-escrowed property costs: Non-Escrowed Property Costs over Year 1 Description
Initial Escrow Payment	\$12,345.67	A cushion for the escrow account you pay at closing. See Section G on page 2. Initial Escrow Payment Description
Monthly Escrow Payment	\$12,345.67	The amount included in your total monthly payment. Monthly Escrow Payment Description

☒ will not have an escrow account because ☐ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$12,345.67	Escrow Waiver Fee Description

In the future,

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Adjustable Payment (AP) Table

Interest Only Payments?	Interest Only Payments
Optional Payments?	Optional Payments
Step Payments?	Step Payments
Seasonal Payments?	Seasonal Payments
Monthly Principal and Interest Payments	
First Change/Amount	First Change/Amount
Subsequent Changes	Subsequent Changes
Maximum Payment	Maximum Payment

Adjustable Interest Rate (AIR) Table

Index + Margin	Index + Margin
Initial Interest Rate	Initial Interest Rate
Minimum/Maximum Interest Rate	
Change Frequency	
First Change	
Subsequent Changes	
Limits on Interest Rate Changes	
First Change	Minimum/Maximum Interest Rate
Subsequent Changes	Subsequent Changes Limits

Additional Information About This Loan

Loan Disclosures

Loan Disclosures Section Title

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.

☐ 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 early repayment of the loan. You should review your note for details.

☐ does not have a demand feature.

Late Payment

If your payment is more than \$12,345.67 days late, your lender will charge a late fee of Late Payment Fee Description

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

☒ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ do not have a negative amortization feature.

Partial Payments

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in Security Interest Property Description Line 1

Security Interest Property Description Line 3

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

Adjustable Payment (AP) Table

Interest Only Payments?	Interest Only Payments
Optional Payments?	Optional Payments
Step Payments?	Step Payments
Seasonal Payments?	Seasonal Payments
Monthly Principal and Interest Payments	
First Change/Amount	First Change/Amount
Subsequent Changes	Subsequent Changes
Maximum Payment	Maximum Payment

Escrow Account

For now, your loan

☒ will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow 12,345		
Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your escrowed property costs: <u>Escrowed Property Costs over Year 1 Description</u>
Non-Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your non-escrowed property costs: <u>Non-Escrowed Property Costs over Year 1 Description</u> You may have other property costs.
Initial Escrow Payment	\$12,345.67	A cushion for the escrow account you pay at closing. See Section G on page 2. <u>Other Property Costs Description</u>
Monthly Escrow Payment	\$12,345.67	The amount included in your total monthly payment <u>Initial Escrow Payment Description</u>

☐ will not have an escrow account because ☒ you declined it ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$12,345.67	<u>Escrow Waiver Fee Description</u>

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Additional Information About This Loan

Loan Disclosures

Loan ID Number

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.

☐ 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 early repayment of the loan. You should review your note for details.

☐ does not have a demand feature.

Late Payment

If your payment is more than 12,345 days late, your lender will charge a late fee of Late Payment Fee Amount

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

☒ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

☐ do not have a negative amortization feature.

Partial Payments

Your lender

☒ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.

☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.

☐ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in 123 Main St
San Francisco CA, 94106
Security Interest Property Description Line 3

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

Escrow Account

For now, your loan

☒ will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow 12,345		
Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your escrowed property costs: Escrowed Property Costs over Year 1 Description
Non-Escrowed Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1 for your non-escrowed property costs: Non-Escrowed Property Costs over Year 1 Description You may have other property costs.
Initial Escrow Payment	\$12,345.67	A cushion for the escrow account you pay at closing. See Section G on page 2. Other Property Costs Description
Monthly Escrow Payment	\$12,345.67	The amount included in your total monthly payment. Initial Escrow Payment Description

☒ will not have an escrow account because ☐ you declined it, \$12,345.67 your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1	\$12,345.67	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$12,345.67	Escrow Waiver Fee Description

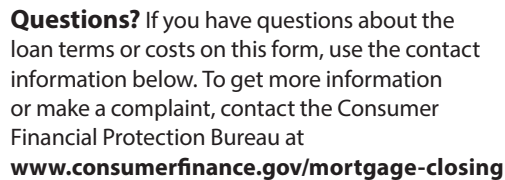
In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Adjustable Interest Rate (AIR) Table	
Index + Margin	AIR Index Plus Margin
Initial Interest Rate	50.3%
Minimum/Maximum Interest Rate	AIR Minimum/Maximum
Change Frequency	AIR Change Frequency - First Change
First Change	
Subsequent Changes	AIR Change Frequency - Subsequent Changes
Limits on Interest Rate Changes	
First Change	AIR Limits on Interest Rate Changes - First Change
Subsequent Changes	AIR Limits on Interest Rate Changes - Subsequent Changes

Loan Calculations - Total of Payments

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$12,345.67
Finance Charge. The dollar amount the loan will cost you.	\$12,345.67
Amount Financed. The loan amount available after paying your upfront finance charge.	50.3%
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	50.3%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	Other Disclosure - s - Contract Details



Other Disclosures - Appraisal

If the property was appraised for your loan, your lender is required to 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.

- 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.

☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt 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 for more information.

☐ state law does not protect you from liability for the unpaid balance.

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.

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

Questions - Consumer Finance Website

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Lender - Contact Information	Mortgage Broker - Contact	Real Estate Broker (B) - Contact	Real Estate Broker (S) - Contact	Settlement Agent - Contact
Address	Header Lender - Name	Header Mortgage Broker - Name	Header Real Estate Broker (B) - Name	Header Real Estate Broker (S) - Name	Header Settlement Agent - Name
NMLS ID	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106
License ID	Lender - NMLS ID	Mortgage Broker - NMLS ID	Real Estate Broker (B) - NMLS ID	Real Estate Broker (S) - NMLS ID	Settlement Agent - NMLS ID
Contact	Lender - License ID	Mortgage Broker - License ID	Real Estate Broker (B) - License ID	Real Estate Broker (S) - License ID	Settlement Agent - License ID
Contact NMLS ID	Lender - Contact NMLS ID	Mortgage Broker - Contact NMLS ID	Real Estate Broker (B) - Contact NMLS ID	Real Estate Broker (S) - Contact NMLS ID	Settlement Agent - Contact NMLS ID
Contact License ID	NMLS ID Robin W. Smith	Broker - Contact NMLS ID Robin W. Smith	Broker (B) - Contact NMLS ID Robin W. Smith	Broker (S) - Contact NMLS ID Robin W. Smith	- Contact NMLS ID Robin W. Smith
LabelMarker					
Email	Lender - Contact License ID	Mortgage Broker - Contact License ID	Real Estate Broker (B) - Contact License ID	Real Estate Broker (S) - Contact License ID	Settlement Agent - Contact License ID
Phone	testy@example.com	testy@example.com	testy@example.com	testy@example.com	testy@example.com

om om om om
Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.

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.

Date _____



Loan Calculations

\$12,345.67

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.

\$12,345.67

Finance Charge. The dollar amount the loan will cost you.

\$12,345.67

Amount Financed. The loan amount available after paying your upfront finance charge.

50.3%

Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.

50.3%

Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Loan ID
Number



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal Copy Deadline

Appraisal

If the property was appraised for your loan, your lender is required to 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 Foreclosure

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 debt 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 for more information.
- ☐ state law does not protect you from liability for the unpaid balance.

Loan Acceptance

You do not have to accept this loan because you have received this form or signed a loan application.

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 loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Robin W. Smith	Robin W. Smith	Robin W. Smith	Robin W. Smith	Robin W. Smith
Address	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106	123 Main St, San Francisco CA, 94106
NMLS ID	Lender NMLS ID	Mortgage Broker NMLS ID	Real Estate Broker (B) NMLS ID	Real Estate Broker (S) NMLS ID	Settlement Agent NMLS ID
Contact	Lender License ID	Mortgage Broker License ID	Real Estate Broker (B) License ID	Real Estate Broker (S) License ID	Settlement Agent License ID
Contact NMLS ID	Lender Contact NMLS ID	Mortgage Broker Contact NMLS ID	Real Estate Broker (B) Contact NMLS ID	Real Estate Broker (S) Contact NMLS ID	Settlement Agent Contact NMLS ID
Contact License ID	Lender Contact License ID	Mortgage Broker Contact License ID	Real Estate Broker (B) Contact License ID	Real Estate Broker (S) Contact License ID	Settlement Agent Contact License ID
Email	testy@example.com	testy@example.com	testy@example.com	testy@example.com	testy@example.com
Phone	(555) 444-3333	(555) 444-3333	(555) 444-3333	(555) 444-3333	(555) 444-3333

Loan Calculations		\$12,345.67
Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.		\$12,345.67
Finance Charge. The dollar amount the loan will cost you.		50.3%
Amount Financed. The loan amount available after paying your upfront finance charge.		50.3%
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.		X
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.		X



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures		\$12,345.67
Contract Details	See your note and security instrument for information about <ul style="list-style-type: none">• 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 Foreclosure	If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <ul style="list-style-type: none"><input checked="" type="checkbox"/> state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt 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 for more information.<input type="checkbox"/> state law does not protect you from liability for the unpaid balance.	
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 loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.	

Contact Information					
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Lender Column Header	Mortgage Broker Column Header	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent Column Header
Address	Lender Name	Mortgage Broker Name	Real Estate Broker (B) Name	Real Estate Broker (S) Name	Settlement Agent Name
NMLS ID	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106
Contact	Lender License ID	Mortgage Broker License ID	Real Estate Broker (B) License ID	Real Estate Broker (S) License ID	Settlement Agent License ID
Contact NMLS ID	Lender Contact NMLS ID	Mortgage Broker Contact NMLS ID	Real Estate Broker (B) Contact NMLS ID	Real Estate Broker (S) Contact NMLS ID	Settlement Agent Contact NMLS ID
Email	testy@example.com	testy@example.com	testy@example.com	testy@example.com	testy@example.com
Phone	(555) 444-3333	(555) 444-3333	(555) 444-3333	(555) 444-3333	(555) 444-3333

Confirm Receipt	Loan ID Number
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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
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Loan Calculations		\$12,345.67
Total of Payments.	Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$12,345.67
Finance Charge.	The dollar amount the loan will cost you.	\$12,345.67
Amount Financed.	The loan amount available after paying your upfront finance charge.	50.3%
Annual Percentage Rate (APR).	Your costs over the loan term expressed as a rate. This is not your interest rate.	50.3%
Total Interest Percentage (TIP).	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures		Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor.
Contract Details	See your note and security instrument for information about <ul style="list-style-type: none">• 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 Foreclosure	If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan, <ul style="list-style-type: none"><input checked="" type="checkbox"/> state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt 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 for more information.<input type="checkbox"/> state law does not protect you from liability for the unpaid balance.	
Loan Acceptance	You do not have to accept this loan because you have received this form or signed a loan application.	

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 loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information					
	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Lender Column Header	Mortgage Broker Column Header	Real Estate Broker (B) Column Header	Real Estate Broker (S) Column Header	Settlement Agent Column Header
Address	Lender Name	Mortgage Broker Name	Real Estate Broker (B) Name	Real Estate Broker (S) Name	Settlement Agent Name
NMLS ID	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106	123 Main St, San Francisco, CA 94106
X License ID	Lender NMLS ID 94106	Mortgage Broker NMLS ID 94106	Real Estate Broker (B) NMLS ID 94106	Real Estate Broker (S) NMLS ID 94106	Settlement Agent NMLS ID 94106
Contact	Lender License ID	Mortgage Broker License ID	Real Estate Broker (B) License ID	Real Estate Broker (S) License ID	Settlement Agent License ID
Contact NMLS ID	Lender Contact NMLS ID	Mortgage Broker Contact NMLS ID	Real Estate Broker (B) Contact NMLS ID	Real Estate Broker (S) Contact NMLS ID	Settlement Agent Contact NMLS ID
X License ID	Lender Contact License ID	Mortgage Broker Contact License ID	Real Estate Broker (B) Contact License ID	Real Estate Broker (S) Contact License ID	Settlement Agent Contact License ID
Email	testy@example.com	testy@example.com	testy@example.com	testy@example.com	testy@example.com
Phone	(555) 444-3333	(555) 444-3333	(555) 444-3333	(555) 444-3333	(555) 444-3333