



# FICUS BANK

4321 Random Boulevard • Somecity, ST 12340

Save this Loan Estimate to compare with your Closing Disclosure.

## 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 ☐ Other  
**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 Type -  
Other  
Description

Loan Terms		Can this amount increase after closing?	
Loan Amount	\$162,000 \$12,345.67	NO	Loan Amount Increase After Closing
Interest Rate	3.875% 50.3%	NO	Interest Rate Increase After Closing
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO	Monthly Principal and Interest Increase After Closing
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 Prepayment Penalty Details		

Projected Payments			
Payment Calculation	Years 1-7		Years 8-30
Principal & Interest	\$761.78		\$761.78
Mortgage Insurance	+	82	+ — \$12,345.67
Estimated Escrow <i>Amount can increase over time</i>	Payment Calculation Period \$12,345.67 +	206	+ 206
Estimated Total Monthly Payment	\$1,050		\$12,345.67 \$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 checked="" 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. See page 2 for details.
Estimated Cash to Close \$12,345.67	\$16,054 Includes Closing Costs. See Calculating Cash to Close on page 2 for details. Estimated Closing Costs Details

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

## Loan Costs

<b>A. Origination Charges</b>	<b>\$1,802</b>
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.25 % of Loan Amount (Points)	\$405
Application Fee	\$300
Underwriting Fee	\$1,097

\$12,345.67

\$12,345.67

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

<b>C. Services You Can Shop For</b>	<b>\$3,198</b>
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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

<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$5,672</b>
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### Other Costs

<b>E. Taxes and Other Government Fees</b>	<b>\$85</b>
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Recording Fees and Other Taxes	\$85
Transfer Taxes	\$12,345.67

<b>F. Prepays</b>	<b>\$867</b>
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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)	

\$12,345.67

<b>G. Initial Escrow Payment at Closing</b>	<b>\$413</b>
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Homeowner's Insurance	\$100.83	per month for 2 mo.	\$202
Mortgage Insurance		per month for 2 mo.	
Property Taxes	\$105.30	per month for 2 mo.	\$211

12,345

<b>H. Other</b>	<b>\$1,017</b>
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Title – Owner's Title Policy (optional)	\$1,017
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12,345	\$12,345.67
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12,345	\$12,345.67
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<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$2,382</b>
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12 345	\$12,
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12,345	\$12,
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12,345	\$12,345.67
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<b>J. TOTAL CLOSING COSTS</b>	<b>\$8,054</b>
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D + I	\$8,054
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### Lender Credits

## Calculating Cash to Close

**Calculating Cash to Close** \$12,345.67

Total Closing Costs (J)	\$8,054
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Closing Costs Financed (Paid from your Loan Amount)	\$0
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Down Payment/Funds from Borrower	12,345	\$18,000
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Deposit	\$12,345.67	– \$10,000
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Funds for Borrower	12,345	\$0
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Seller Credits	\$12,345.67	\$0
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Adjustments and Other Credits	12,345	\$0
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<b>Estimated Cash to Close</b>	\$16,054
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## Additional Information About This Loan

**LENDER** Ficus Bank  
**NMLS/[X](#) 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	Annual Percentage Rate (APR) Description
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 <input checked="" type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> to service your loan. If so, you will make your payments to us. <input checked="" type="checkbox"/> to transfer servicing of your loan.

Confirm Receipt	Servicing Description
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.	