**Closing Disclosure**

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

Closing Information

**Date Issued {{ds.issueDate}:format(D)}**

**Closing Date {{ds.closingDate}:format(D)}**

**Disbursement Date {{ds.disDate}:format(D)}**

**Settlement Agent {{ds.agent}}**

**File # {{ds.fileNum}}**

**Property {{ds.add1}}
{{ds.add2}}
{{ds.city}}**, **{{ds.State}}** **{{ds.zip}}**

**Sale Price {{ds.salePrice}:format(C)}**

**Loan Terms**

Transaction Information

**Borrower** {{ds.borrower}} {{ds.borrowerAdd}}

{{ds.bCity}}, {{ds.bSt}} {{ds.bZip}}

**Seller** {{ds.Seller}}
 {{ds.sellerAdd}}

{{ds.sCity}}, {{ds.sST}} {{ds.sZip}}

**Lender** {{ds.lender}}

Loan Information

**Loan Term** {{ds.loanTerm}}

**Purpose** {{ds.purpose}}

**Product** {{ds.prodType}}

**Loan Type x** Conventional FHA

VA

**Loan ID #** {{ds.loanID}}

**MIC #** {{ds.micNum}}

**Can this amount increase after closing?**

|  |  |
| --- | --- |
| **Loan Amount** | **{{ds.loanAmt}:format(C)}** **NO** |
| **Interest Rate** | **{{ds.loanPct}:format(P)}** **NO** |
| **Monthly Principal & Interest***See Projected Payments below for your Estimated Total Monthly Payment* | **{{ds.pi}:format(C)}** **NO** |
| **Prepayment Penalty** | **Does the loan have these features?****YES • As high as {{ds.penalty}:format(c)}** 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 |  | **{{ds.totaPI1}:format(C)}** | **{{ds.totaPI2}:format(C)}** |
| Mortgage Insurance | **+** | {{ds.mi1}:format(c)} | **+** | — |
| Estimated Escrow*Amount can increase over time* | + | {{ds.escrow1}:format(c)} | **+** | {{ds.escrow2}:format(c)} |
| **Estimated Total Monthly Payment** | {{ds.totMP1}:format(c)} | {{ds.totM2}:format(c)} |
|  |  | **This estimate includes In escrow?** |
| **Estimated Taxes, Insurance & Assessments***Amount can increase over time See page 4 for details* | {{ds.eTax}:format(C)}a month | **x** Property Taxes **YES****x** Homeowner’s Insurance **YES x** Other: Homeowner’s Association Dues **NO***See Escrow Account on page 4 for details. You must pay for other property costs separately.* |

**Costs at Closing**

|  |  |
| --- | --- |
|  **Closing Costs** | {{ds.closingCosts}:format(c)} – Includes {{ds.loanCosts}:format(c)} in Loan Costs + {{ds.otherCosts}:format(c)} – {{ds.lenderCredit}:format(c)} Lender Credits. ***See page 2 for details*** |
| **Cash to Close** | {{ds.cash2close}:format(c)} Includes Closing Costs. ***See Calculating Cash to Close on page 3 for details.*** |