

Loan Estimate

DATE ISSUED 5/14/2015
 APPLICANTS

LOAN TERM 360 months
 PURPOSE Home Equity
 PRODUCT Fixed Rate
 LOAN TYPE Conventional
 LOAN ID # 0

RATE LOCK NO YES, until 12/12/15 at Midnight

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 12/31/15 at midnight

PROPERTY Line 1 line 2 city state 123456
 EST. PROP. VALUE \$100,000.01

Loan Terms		Can this amount increase after closing?
Loan Amount	\$10,000.00	NO
Interest Rate	8.00%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$73.38	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO
Projected Payments		
Payment Calculation	Years 1 - 18	
Principal & Interest	\$73.38	
Mortgage Insurance	\$0.00	
Estimated Escrow <i>Amount can increase over time</i>	\$332.00	
Estimated Total Monthly Payment	\$73.00	
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$600.53 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Flood Determination <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
		In escrow? YES YES YES
Costs at Closing		
Estimated Closing Costs	\$2,492.00	Includes \$1,049.00 in Loan Costs + \$1,843.00 in Other Costs - \$400.00 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$7,194.00	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input checked="" type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges	\$500.00
2 % of Loan Amount (Points)	\$200.00
Loan Origination Fee	\$100.00
Processing Fee	\$200.00
Rate Lock Fee	
Underwriting Fee	

B. Services You Cannot Shop For	\$300.00
Appraisal Fee	\$300.00
Credit Report Fee	\$25.00
Flood Determination Fee	\$30.00
Lender's Attorney	

C. Services You Can Shop For	\$194.00
Pest Inspection Fee	\$16.00
Survey Fee	\$161.00
Title – Title Search	\$17.00

D. TOTAL LOAN COSTS (A + B + C)	\$1,049.00
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Other Costs

E. Taxes and Other Government Fees	\$37.00
Recording Fees and Other Taxes	\$18.00
Transfer Taxes	\$19.00
F. Prepaids	\$94.00
Homeowner's Insurance Premium (5 months)	\$21.00
Mortgage Insurance Premium	\$21.00
Prepaid Interest (\$22.00 per day for 23 days @ \$24.00)	\$25.00
Property Taxes (26 months)	\$27.00

G. Initial Escrow Payment at Closing	\$1,712.00
Home Owner's Insurance \$28.00 per month for 29 mo.	\$812.00
Mortgage Insurance per month for mo.	
Property Taxes \$30.00 per month for 30 mo.	\$900.00

H. Other	
Title – Owner's Title Policy (Optional)	

I. TOTAL OTHER COSTS (E + F + G+ H)	\$1,843.00
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J. TOTAL CLOSING COSTS	\$2,492.00
D + I	\$2,892.00
Lender Credits	(\$400.00)

Calculating Cash to Close

Loan Amount	\$10,000.00
Total Closing Costs (J)	\$2,492.00
Estimated Total Payoffs and Payments	\$314.00
Estimated Cash to Close <input checked="" type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$7,194.00
Estimated Closing Costs Financed (Paid from your Loan Amount)	\$556.00

Additional Information About This Loan

LENDER CU Name
 NMLS/___LICENSE ID CUNMLS#
 LOAN OFFICER
 NMLS/___LICENSE ID
 EMAIL 37@CU.com
 PHONE CUPh

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	\$4,403.00	Total you will have paid in principal, interest, mortgage insurance, and loan costs.
	\$493.00	Principal you will have paid off.
Annual Percentage Rate (APR)	12.79%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	42.7%	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 If you sell or transfer the 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 the 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
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

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 Co-Applicant Signature Date