

Save this Loan Estimate to compare with your Closing Disclosure.

# Loan Estimate

DATE ISSUED 07/27/2020

**LOAN TERM** 30 years  
**PURPOSE** Refinance  
**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 08/07/2020 at 11:59:59 PM PDT

EST. PROP. VALUE \$449,000

Loan Terms		Can this amount increase after closing?
Loan Amount	\$360,000	NO
Interest Rate	2.625%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,445.94	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-2	Years 3-30
Principal & Interest	\$1,445.94	\$1,445.94
Mortgage Insurance	+ 48	+ —
Estimated Escrow <i>Amount can increase over time</i>	+ 252	+ 252
<b>Estimated Total Monthly Payment</b>	<b>\$1,746</b>	<b>\$1,698</b>

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$252 a month	<b>This estimate includes</b> <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>	<b>In escrow?</b> <b>YES</b> <b>YES</b>
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Costs at Closing		
Estimated Closing Costs	\$92	Includes \$1,037 in Loan Costs + \$2,907 in Other Costs - \$3,852 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$731	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower

## Closing Cost Details

Loan Costs		Other Costs	
<b>A. Origination Charges</b>		<b>E. Taxes and Other Government Fees</b> <b>\$40</b>	
% of Loan Amount (Points)		Recording Fees and Other Taxes	\$40
		Transfer Taxes	
		<b>F. Prepays</b> <b>\$155</b>	
		Homeowner's Insurance Premium (    months)	
		Mortgage Insurance Premium (    months)	
		Prepaid Interest (\$25.89 per day for 6 days @ 2.625%)	\$155
		Property Taxes (    months)	
		<b>G. Initial Escrow Payment at Closing</b> <b>\$2,712</b>	
		Homeowner's Insurance	\$52.00 per month for 6 mo. \$312
		Mortgage Insurance	per month for    mo.
		Property Taxes	\$200.00 per month for 12 mo. \$2,400
		<b>H. Other</b>	
		<b>I. TOTAL OTHER COSTS (E + F + G + H)</b> <b>\$2,907</b>	
		<b>J. TOTAL CLOSING COSTS</b> <b>\$92</b>	
		D + I	\$3,944
		Lender Credits	-\$3,852
		<b>Calculating Cash to Close</b>	
		Loan Amount	\$360,000
		Total Closing Costs (J)	-\$92
		Estimated Total Payoffs and Payments	-\$360,639
		<b>Estimated Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$731</b>
		Estimated Closing Costs Financed (Paid from your Loan Amount)	\$0
<b>D. TOTAL LOAN COSTS (A + B + C)</b>			
	<b>\$1,037</b>		

