**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 **2021-04-22T00:00:01**

Closing Date **2021-04-22T00:00:01**

Disbursement Date **2021-04-12T00:00:01**

Settlement Agent **Epsilon Title Co.**

File # **12-3456**

Property **456 Somewhere Ave, Anytown, ST 12345**

Sale Price **$180,000.00**

**Transaction Information**

Borrower **Michael Jones and Mary Stone**

Seller **Steve Cole and Amy Doe**

Lender **Ficus Bank**

**Loan Information**

Loan Term **30 years**

Purpose **Purchase**

Product **Fixed rate**

Loan Type ☒ Conventional ☐ FHA  
☐ VA ☐ \_\_\_\_\_\_\_\_\_\_

Loan ID # **123456789**

MIC # **654321**

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| --- | --- | --- |
| **Loan Terms** |  | **Can this amount increase after closing?** |
| **Loan Amount** | **$162,000.00** | **NO** |
| **Interest Rate** | **3.875%** | **NO** |
| **Monthly Principal & Interest**  *See Projected Payments below for your Estimated Total Monthly Payment* | **$761.78** | **NO** |
|  |  | **Does the loan have these features?** |
| **Prepayment Penalty** |  | **YES** As high as **$3,240.00** 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 |  | **$761.78** |  | **$761.78** |
| Mortgage Insurance | **+** | $82.35 | **+** | — |
| Estimated Escrow  *Amount can increase over time* | **+** | $206.13 | **+** | $206.13 |
| **Estimated Total Monthly Payment** | **$1,050.26** | | **$967.91** | |
|  |  | **This estimate includes In escrow?** | | |
| **Estimated Taxes, Insurance & Assessments**  *Amount can increase over time See page 4 for details* | $356.13 a month | **☒** Property Taxes **YES ☒** Homeowner’s Insurance **YES  ☒** 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** | **$9,712.10** | Includes **$4,694.05** in Loan Costs **+** **$5,018.05** **–** **$0.00** Lender Credits. *See page 2 for details* |
| **Cash to Close** | **$14,147.26** | Includes Closing Costs. *See Calculating Cash to Close on page 3 for details.* |