**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.fileNo}}**

Property **{{ds.propAddr}}**

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

**Transaction Information**

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

Seller **{{ds.seller}}**

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

**Loan Information**

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

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

Product **{{ds.product}}**

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

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

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

|  |  |  |
| --- | --- | --- |
| **Loan Terms** |  | **Can this amount increase after closing?** |
| **Loan Amount** | **{{ds.loanAmnt}:format(C)}** | **NO** |
| **Interest Rate** | **{{ds.loanInt}:format(P3)}** | **NO** |
| **Monthly Principal & Interest***See Projected Payments below for your Estimated Total Monthly Payment* | **{{ds.monthlyPay}:format(C)}** | **NO** |
|  |  | **Does the loan have these features?** |
| **Prepayment Penalty** |  | **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.monthlyPay}:format(C)}** |  | **{{ds.monthlyPay}:format(C)}** |
| Mortgage Insurance | **+** | {{ds.insurance}:format(c)} | **+** | — |
| Estimated Escrow*Amount can increase over time* | **+** | {{ds.escrow}:format(c)} | **+** | {{ds.escrow}:format(c)} |
| **Estimated Total Monthly Payment** | **{{ds.totMon1}:format(c)}** | **{{ds.totMon8}:format(c)}** |
|  |  | **This estimate includes In escrow?** |
| **Estimated Taxes, Insurance & Assessments***Amount can increase over time See page 4 for details* | {{ds.taxes}:format(C)}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** | **{{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.* |