

# 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 5/6/2016  
 Closing Date 5/11/2016  
 Disbursement Date 5/11/2016  
 Settlement Agent [REDACTED]  
 File # [REDACTED]  
 Property [REDACTED]  
 Vicksburg, MI 49097  
 Sale Price \$138,000.00

## Transaction Information

Borrower [REDACTED]  
 Seller [REDACTED]  
 Lender [REDACTED]

## Loan Information

Loan Term 30 Years  
 Purpose Purchase  
 Product Fixed Rate  
 Loan Type  Conventional  FHA  
 VA  RHS  
 Loan ID # 201608155  
 MIC #

## Loan Terms

### Can this amount increase after closing?

Loan Amount	\$141,902	NO
Interest Rate	4.125%	NO
Monthly Principal & Interest <i>See Projected payments below for your Estimated Total Monthly Payment</i>	\$687.13	NO
<b>Does the loan have these features?</b>		
Prepayment Penalty		NO
Balloon Payment		NO

## Projected Payments

Payment Calculation	Years 1-30	Years -
Principal & Interest	\$687.13	_____
Mortgage Insurance	+ \$58.66	+ _____
Estimated Escrow <i>Amount can increase over time</i>	+ \$220.69	+ _____
<b>Estimated Total Monthly Payment</b>	<b>\$966.48</b>	

<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	<b>\$220.69</b> monthly	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:	<b>In escrow?</b> YES YES NO
		<i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	

## Costs at Closing

Closing Costs	<b>\$8,511.70</b>	Includes \$6,246.91 in Loan Costs + \$2,264.79 in Other Costs - \$0.00 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	<b>\$0.00</b>	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

# Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by
	At Closing	Before Closing	At Closing	Before Closing	Others
<b>A. Origination Charges</b>	<b>\$962.95</b>				
01 0% of Loan Amount (Points) to					
02 Administration Fee to	\$242.95				
03 Underwriting Fee to	\$720.00				
<b>B. Services Borrower Did Not Shop For</b>	<b>\$4,382.76</b>				
01 Appraisal Fee to ESI Appraisals		\$450.00			
02 Credit Report Fee to Credit Plus	\$17.45				
03 Flood Certification to CoreLogic Flood Data Services	\$13.00				
04 USDA Guarantee Fee to Rural Development	\$3,902.31				
<b>C. Services Borrower Did Shop For</b>	<b>\$901.20</b>				
01 Title - Closing Fee to	\$350.00				
02 Title - Lender's Title Insurance to	\$551.20				
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$6,246.91</b>				
Loan Costs Subtotals (A + B + C)	\$5,796.91	\$450.00			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$90.00</b>				
01 Recording Fees Deed: \$17.00 Mortgage: \$68.00 to Kalamazoo County Register of Deeds	\$85.00				
02 Transfer Tax to Kalamazoo County Register of Deeds			\$1,186.80		
03 Cert of Redemption to Kalamazoo County Register of Deeds			\$17.00		
04 County Tax Clearance to Kalamazoo County Treasurer	\$5.00				
<b>F. Prepays</b>	<b>\$1,454.07</b>				
01 Homeowner's Insurance Premium (12 mo.) to Allstate Vehicle and Property Insurance Company	\$1,117.23				
02 Mortgage Insurance Premium ( mo.) to					
03 Prepaid Interest (\$16.04 per day from 5/11/2016 to 6/1/2016) to	\$336.84				
04 Property Taxes ( mo.) to					
<b>G. Initial Escrow Payment at Closing to</b>	<b>\$720.72</b>				
01 Homeowner's Insurance \$93.10 per month for 4 mo.	\$372.40				
02 Mortgage Insurance \$58.66 per month for 2 mo.	\$117.32				
03 Property Taxes per month for mo.					
04 City Property Taxes \$42.90 per month for 14 mo.	\$600.60				
05 County Property Taxes \$84.69 per month for 9 mo.	\$762.21				
06 Assessment Taxes per month for mo.					
07 School Property Taxes per month for mo.					
08 Other Taxes per month for mo.					
09 Aggregate Adjustment	-\$1,131.81				
10 Aggregate Adjustment					
<b>H. Other</b>					
01 2015 Taxes 3916-18-151-031 to Kalamazoo County Register of Deeds			\$1,087.43		
02 Title - Owner's Title Insurance to			\$954.00		
03 Title - Payoff Delivery to			\$25.00		
04 Title- Settlement Fee to			\$250.00		
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$2,264.79</b>				
Other Costs Subtotals (E + F + G + H)	\$2,264.79				
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$8,511.70</b>				
Closing Costs Subtotals (D + I)	\$8,061.70	\$450.00	\$3,520.23		

## Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$11,592.00	\$8,511.70	YES • See <b>Total Loan Costs (D)</b> and <b>Total Other Costs (I)</b>
Closing Costs Paid Before Closing	\$0.00	-\$450.00	YES • You paid these Closing Costs <b>before closing</b>
Closing Costs Financed (Paid from your Loan Amount)	-\$3,902.00	-\$3,902.00	NO
Down Payment/Funds from Borrower	\$0.00	\$0.00	NO
Deposit	-\$500.00	-\$500.00	NO
Funds for Borrower	\$0.00	\$888.29	YES
Seller Credits	-\$4,000.00	\$0.00	YES • See Seller Credits in <b>Section L</b>
Adjustments and Other Credits	-\$2,662.00	-\$4,547.99	YES • See details in <b>Sections K and L</b>
<b>Cash to Close</b>	<b>\$528.00</b>	<b>\$0.00</b>	

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

<b>K. Due from Borrower at Closing</b>	<b>\$146,061.70</b>
01 Sale Price of Property	\$138,000.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$8,061.70
04	
<b>Adjustments</b>	
05	
06	
07	
<b>Adjustments for Items Paid by Seller in Advance</b>	
08 City Property Taxes	
09 County Property Taxes	
10 School Property Taxes	
11 Other Taxes	
12 Assessment Taxes	
13 Aggregate Adjustment	
14	
15	
<b>L. Paid Already by or on Behalf of Borrower at Closing</b>	<b>\$146,949.99</b>
01 Deposit	\$500.00
02 Loan Amount	\$141,902.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05	
<b>Other Credits</b>	
06	
07	
<b>Adjustments</b>	
08	
09	
10	
11 Seller Credit to Buyer	\$4,000.00
<b>Adjustments for Items Unpaid by Seller</b>	
12 City Property Taxes 1/1/2016 thru 5/10/2016	\$184.24
13 County Property Taxes 1/1/2016 thru 5/10/2016	\$363.75
14 School Property Taxes 1/1/2016 thru 5/10/2016	
15 Other Taxes 1/1/2016 thru 5/10/2016	
16 Assessment Taxes 1/1/2016 thru 5/10/2016	
17 Aggregate Adjustment 1/1/2016 thru 5/10/2016	
<b>CALCULATION</b>	
Total Due from Borrower at Closing (K)	\$146,061.70
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$146,949.99
<b>Cash to Close</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	<b>\$888.29</b>

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>	<b>\$138,000.00</b>
01 Sale Price of Property	\$138,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	
<b>Adjustments for Items Paid by Seller in Advance</b>	
09 City Property Taxes	
10 County Property Taxes	
11 School Property Taxes	
12 Other Taxes	
13 Assessment Taxes	
14 Aggregate Adjustment	
15	
16	
<b>N. Due from Seller at Closing</b>	<b>\$101,856.42</b>
01 Excess Deposit	\$500.00
02 Closing Costs Paid at Closing (J)	\$3,520.23
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff Redemption of Tax Sale to J Saje, LLC	\$82,288.20
05 2nd Mortgage Payoff	\$11,000.00
06 Seller Credit to Buyer	\$4,000.00
07	
08	
09	
10	
11	
12	
13	
<b>Adjustments for Items Unpaid by Seller</b>	
14 City Property Taxes 1/1/2016 thru 5/10/2016	\$184.24
15 County Property Taxes 1/1/2016 thru 5/10/2016	\$363.75
16 School Property Taxes 1/1/2016 thru 5/10/2016	
17 Other Taxes 1/1/2016 thru 5/10/2016	
18 Assessment Taxes 1/1/2016 thru 5/10/2016	
19 Aggregate Adjustment 1/1/2016 thru 5/10/2016	
<b>CALCULATION</b>	
Total Due to Seller at Closing (M)	\$138,000.00
Total Due from Seller at Closing (N)	-\$101,856.42
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>\$36,143.58</b>