

## 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 4/22/2021 12:00:01 AM  
 Closing Date 4/22/2021 12:00:01 AM  
 Disbursement Date 4/12/2021 12:00:01 AM  
 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

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$162,000.00	NO
Interest Rate	3.875%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$761.78	NO
Prepayment Penalty	Does the loan have these features? 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 <i>Amount can increase over time</i>	+	\$206.13	+ \$206.13
Estimated Total Monthly Payment	\$1,050.26		\$967.91
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$356.13 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: Homeowner's Association Dues <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>	In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$9,712.10	Includes \$4,694.05 in Loan Costs + \$5,018.05 – \$0.00 Lender Credits. <i>See page 2 for details</i>
Cash to Close	\$14,147.26	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>