

# NANDINA HOME LOANS

4321 Random Boulevard • Somecity, MA 54321

**DATE ISSUED** 09/12/2011      **LOAN ID #** 1330172608  
 Your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on **09/26/2011** at 3:00 p.m. EST.

## Loan Estimate

**APPLICANTS** James White and Jane Johnson  
**PROPERTY** 456 Avenue A, Anytown, MA 12345

**LOAN TERM** 30 years  
**PURPOSE** Refinance  
**PRODUCT** 3/3 Adjustable Rate  
**LOAN TYPE**  Conventional  FHA  VA  \_\_\_\_\_

Key Terms		Can this amount increase <i>after</i> closing?	
<b>Loan Amount</b>	\$121,000	<b>NO</b>	
<b>Interest Rate</b>	3.375% for 3 years	<b>YES</b>	<ul style="list-style-type: none"> <li>Adjusts <b>every 3 years</b> starting in year 4</li> <li>Can go <b>as high as 9%</b> in year 10</li> <li>See details on page 2</li> </ul>
<b>Monthly Loan Payment</b> Principal and Interest Mortgage Insurance Taxes and Insurance	\$621.67 \$534.95 + \$86.72 see below	<b>YES</b>	<ul style="list-style-type: none"> <li>Adjusts <b>every 3 years</b> starting in year 4</li> <li>Can go <b>as high as \$903</b> in year 10</li> </ul>
		Can this amount increase <i>before</i> closing?	
<b>Cash to Close</b> Includes Settlement Costs	\$5,363 \$4,414	<b>YES</b>	<ul style="list-style-type: none"> <li>See details on page 2</li> </ul>
		Does the loan have these features?	
<b>Prepayment Penalty</b>		<b>NO</b>	
<b>Balloon Payment</b>		<b>NO</b>	

Projected Payments			
MONTHLY LOAN PAYMENTS			
YEARS 1-3	YEARS 4-6	YEARS 7-9	YEARS 10-30
\$621.67	\$752 max \$727 min	\$884 max \$640 min	\$903 max \$640 min

**PLUS TAXES AND INSURANCE**  
 Estimated \$232 a month to start.

- Escrow. Expect to pay \$854 for a total monthly payment to start (\$232 + \$622).  
 No escrow. You must pay your taxes and insurance separately from your loan payments.

Comparisons	Use these measures to compare this loan with other loans.	
<b>In 5 Years</b>	\$44,771	Total you will have paid in principal, interest, mortgage insurance and fees.
	\$11,344	Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	5.53%	This is not your interest rate. This rate expresses your costs over the loan term.
<b>Total Interest Percentage (TIP)</b>	93.3%	This rate is the total amount of interest that you will pay over the loan term as a percentage of your loan amount.



Consumer Financial Protection Bureau

Visit [www.consumerfinance.gov/futureurl](http://www.consumerfinance.gov/futureurl) for general information and tools.

# Calculating Your Estimated Cash to Close

<b>Origination Charges</b>	1 Point for the Interest Rate	\$	1,210			
	Origination Fees to Lender			200		
	Origination Fees to Broker			750		
	Lender Credits			0		
	<i>Once you lock the interest rate, the total for this section cannot increase at closing.</i>					<b>\$2,160</b>
<b>Services You Cannot Shop For</b>	Appraisal Fee	Credit Report Fee			<b>+</b>	
	Lender's Attorney	Other Services Required by Lender				
	<i>The total for this section cannot be higher than \$758 at closing.</i>					<b>\$689</b>
<b>Services You Can Shop For</b>	Title Services Fee		\$	950		
	Lender's Title Policy			290		
	Borrower's Attorney			325		
					<b>+</b>	
<i>The total for this section cannot be higher than \$1,722 at closing. But if you choose your own provider, the quoted price does not apply for that service.</i>					<b>\$1,565</b>	
					<b>=</b>	
					<b>Estimated Settlement Costs</b>	
					<b>\$4,414</b>	
<b>Taxes and Insurance</b>	Transfer Taxes		\$	0	<b>+</b>	
	Recording Fees			175		
	Other Taxes and Government Fees			75		
					<b>\$250</b>	
<b>Prepays and Escrow</b>	Prepaid Interest	\$ 11.34/day (15 days @ 3.375%)	\$	170	<b>+</b>	
	Mortgage Insurance Premium			0		
	Homeowner's Insurance Premium (6 months)			210		
						<b>\$380</b>
	Mortgage Insurance	\$ 86.72/month for 1 month	\$	87	<b>+</b>	
	Homeowner's Insurance	\$ 35.00/month for 1 month		35		
	Tax & Assessments	\$196.52/month for 1 month		197		
HOA/Condo/Co-op	\$ 0.00/month for 0 months		0			
					<b>\$319</b>	
<b>Adjustments</b>	Down Payment/Funds from Borrower		\$	0		
	Deposit			0		
	Cash to Borrower			0	<b>+</b>	
	Seller Credits			0		
	Other Credits and Adjustments			0		
	Closing Costs to be Financed			0		
					<b>\$0</b>	
					<b>=</b>	
					<b>Estimated Cash to Close</b>	
					<b>\$5,363</b>	

## Adjustable Interest Rate Information

Index + Margin	COFI + 4%
Initial Interest Rate	3.375%
Minimum/Maximum Interest Rate	5%/9%

### Limits on Interest Rate Changes

First Change	2%
Each Subsequent Change	2%

### Change Frequency

First Change	Beginning of 37th month
Each Subsequent Change	Every 36th month after first change