

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 7/30/2020
 APPLICANTS

LOAN TERM 30 years
 PURPOSE Purchase
 PRODUCT Fixed Rate
 LOAN TYPE Conventional FHA VA _____
 LOAN ID #
 RATE LOCK NO YES, until
Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 8/13/2020 at 5:00 PM EDT

PROPERTY

SALE PRICE \$800,000

Loan Terms		Can this amount increase after closing?
Loan Amount	\$200,000	NO
Interest Rate	5.375 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$1,119.94	NO
		Does the loan have these features?
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$1,119.94
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	0
Estimated Total Monthly Payment		\$1,119.94
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$1,053 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>
		In escrow? NO

Costs at Closing		
Estimated Closing Costs	-\$3,042	Includes \$1,311 in Loan Costs + \$589 in Other Costs - \$4,942 in Lender Credits. <i>See page 2 for details.</i>
Estimated Cash to Close	\$596,958	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs		Other Costs	
A. Origination Charges	\$1,245	E. Taxes and Other Government Fees	\$0
% of Loan Amount (Points)		Recording Fees and Other Taxes	
Administration Fee	\$1,245	Transfer Taxes	
		F. Prepaids	\$589
		Homeowner's Insurance Premium (months)	
		Mortgage Insurance Premium (months)	
		Prepaid Interest (\$29.45 per day for 20 days @5.375 %)	\$589
		Property Taxes (months)	
		G. Initial Escrow Payment at Closing	\$0
		Homeowner's Insurance	per month for mo.
		Mortgage Insurance	per month for mo.
		Property Taxes	per month for mo.
B. Services You Cannot Shop For	\$66	H. Other	\$0
Tax Service	\$66		
		I. TOTAL OTHER COSTS (E + F + G + H)	\$589
C. Services You Can Shop For	\$0	J. TOTAL CLOSING COSTS	-\$3,042
		D + I	\$1,900
		Lender Credits	-\$4,942
		Calculating Cash to Close	
D. TOTAL LOAN COSTS (A + B + C)	\$1,311	Total Closing Costs (J)	-\$3,042
		Closing Costs Financed (Paid from your Loan Amount)	\$0
		Down Payment/Funds from Borrower	\$600,000
		Deposit	\$0
		Funds for Borrower	\$0
		Seller Credits	\$0
		Adjustments and Other Credits	\$0
		Estimated Cash to Close	\$596,958

Additional Information About This Loan

LENDER
 NMLS/ ___ LICENSE ID
 LOAN OFFICER
 NMLS/ ___ LICENSE ID
 EMAIL
 PHONE

MORTGAGE BROKER Credible Operations, Inc
 NMLS/ ___ LICENSE ID 1681276 / MB1681276
 LOAN OFFICER
 NMLS/ ___ LICENSE ID
 EMAIL
 PHONE

Comparisons	Use these measures to compare this loan with other loans.
In 5 Years	<p>\$69,096 Total you will have paid in principal, interest, mortgage insurance, and loan costs.</p> <p>\$15,387 Principal you will have paid off.</p>
Annual Percentage Rate (APR)	5.375 % Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	101.885 % The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations	
Appraisal	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
Assumption	<p>If you sell or transfer this property to another person, we</p> <p><input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms.</p> <p><input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.</p>
Homeowner's Insurance	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
Late Payment	If your payment is more than 15 days late, we will charge a late fee of 5% of the principal and interest overdue.
Refinance	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
Servicing	<p>We intend</p> <p><input type="checkbox"/> to service your loan. If so, you will make your payments to us.</p> <p><input type="checkbox"/> to transfer servicing of your loan.</p>

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Applicant Signature _____ Date _____ Co-Applicant Signature _____ Date _____

Addendum to the Loan Estimate

LOAN ID #

APPLICANTS

EMAIL