

# Settlement Agent Provided Information for a Purchase Transaction

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## 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**  
**Closing Date**  
**Disbursement Date**  
**Settlement Agent**  
**File #** Settlement Agent Name & File Number  
**Property**  
  
**Sale Price**

### Transaction Information

**Borrower**  
  
**Seller**  
 Seller Name and Address  
  
**Lender**

### Loan Information

**Loan Term**  
**Purpose**  
**Product**  
  
**Loan Type**  Conventional  FHA  
 VA  \_\_\_\_\_  
**Loan ID #**  
**MIC #**

### Loan Terms

Can this amount increase after closing?

**Loan Amount**

**Interest Rate**

**Monthly Principal & Interest**

See Projected Payments below for your  
Estimated Total Monthly Payment

Does the loan have these features?

**Prepayment Penalty**

**Balloon Payment**

### Projected Payments

**Payment Calculation**

Principal & Interest

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## Closing Cost Details

| Loan Costs   | Borrower-Paid   |   | Seller-Paid |                | Paid by Others |
|--|---|---|-------------|----------------|----------------|
|  | At Closing  | Before Closing  | At Closing  | Before Closing |                |
| <b>A. Origination Charges</b>  |   |   |             |                |                |
| 01   | % of Loan Amount (Points)   |   |             |                |                |
| 02   |   |   |             |                |                |
| 03   |   |   |             |                |                |
| 04   |   |   |             |                |                |
| 05   |   |   |             |                |                |
| 06   |   |   |             |                |                |
| 07   |   |   |             |                |                |
| 08   |   |   |             |                |                |
| <b>B. Services Borrower Did Not Shop For</b>   |   |   |             |                |                |
| 01   | Title/Settlement Charges  |   |             |                |                |
| 02   | 0% Variance if Title/Settlement Agent is affiliated to the Lender                                     |   |             |                |                |
| 03   | 10% Variance if Title/Settlement Agent is selected from Lender's Provider list                        |   |             |                |                |
| 04   |   |   |             |                |                |
| 05   |   |   |             |                |                |
| 06   |   |   |             |                |                |
| 07   |   |   |             |                |                |
| 08   |   |   |             |                |                |
| 09   |   |   |             |                |                |
| 10   |   |   |             |                |                |
| <b>C. Services Borrower Did Shop For <span style="background-color: #f00; padding: 2px;">Unlimited Variance</span></b>               |   |   |             |                |                |
| 01   | Pest Inspection Fee   |   |             |                |                |
| 02   | Survey Fee  |   |             |                |                |
| 03   | Title: Insurance Binder, Lender's Title Premium, Endorsements, Title Search, Settlement Fee, etc.     |   |             |                |                |
| 04   |   |   |             |                |                |
| 05   |   |   |             |                |                |
| 06   |   |   |             |                |                |
| 07   |   |   |             |                |                |
| 08   |   |   |             |                |                |
| <b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>   |   |   |             |                |                |
| Loan Costs Subtotals (A + B + C)   |   |   |             |                |                |
| <b>Other Costs</b>   |   |   |             |                |                |
| <b>E. Taxes and Other Government Fees <span style="background-color: #f00; padding: 2px;">Recording Fees and Transfer Tax</span></b> |   |   |             |                |                |
| 01   | Recording Fees  | Deed:   | Mortgage:   |                |                |
| 02   |   |   |             |                |                |
| <b>F. Prepays</b>  |   |   |             |                |                |
| 01   | Homeowner's Insurance Premium (    mo.)   | <span style="background-color: #f00; padding: 2px;">Hazard Insurance Premium</span> |             |                |                |
| 02   | Mortgage Insurance Premium (    mo.)  |   |             |                |                |
| 03   | Prepaid Interest (    per day from    to    )   |   |             |                |                |
| 04   | Property Taxes (    mo.)  |   |             |                |                |
| 05   |   |   |             |                |                |
| <b>G. Initial Escrow Payment at Closing</b>  |   |   |             |                |                |
| 01   | Homeowner's Insurance   | per month for   | mo.         |                |                |
| 02   | Mortgage Insurance  | per month for   | mo.         |                |                |
| 03   | Property Taxes  | per month for   | mo.         |                |                |
| 04   |   |   |             |                |                |
| 05   |   |   |             |                |                |
| 06   |   |   |             |                |                |
| 07   |   |   |             |                |                |
| 08   | Aggregate Adjustment  |   |             |                |                |
| <b>H. Other</b>  |   |   |             |                |                |
| 01   | <span style="background-color: #f00; padding: 2px;">Homeowner's Association Fees and Proration</span> |   |             |                |                |
| 02   | Home Inspection Fee   |   |             |                |                |
| 03   | Home Warranty Fees  |   |             |                |                |
| 04   | Real Estate Commissions   |   |             |                |                |
| 05   | Real Estate Taxes   |   |             |                |                |
| 06   | Title - Owner's Policy Premium  |   |             |                |                |
| 07   | Miscellaneous Other Fees  |   |             |                |                |
| 08   |   |   |             |                |                |
| <b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>  |   |   |             |                |                |
| Other Costs Subtotals (E + F + G + H)  |   |   |             |                |                |
| <b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>  |   |   |             |                |                |
| Closing Costs Subtotals (D + I)  |   |   |             |                |                |
| Lender Credits   |   |   |             |                |                |

# Settlement Agent Provided Information for a Purchase Transaction

## 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)                                |               |       |                  |
| Closing Costs Paid Before Closing                      |               |       |                  |
| Closing Costs Financed<br>(Paid from your Loan Amount) |               |       |                  |
| Down Payment/Funds from Borrower                       |               |       |                  |
| Deposit <b>Earnest Money Deposit</b>                   |               |       |                  |
| Funds for Borrower                                     |               |       |                  |
| Seller Credits   |               |       |                  |
| Adjustments and Other Credits                          |               |       |                  |
| <b>Cash to Close</b>                                   |               |       |                  |

## Summaries of Transactions

Use this table to see a summary of your transaction.

### BORROWER'S TRANSACTION

#### K. Due from Borrower at Closing

- 01 Sale Price of Property
- 02 Sale Price of Any Personal Property Included in Sale
- 03 Closing Costs Paid at Closing (J)
- 04

#### Adjustments

- 05
- 06
- 07

#### Adjustments for Items Paid by Seller in Advance <-----Prorations----->

- 08 City/Town Taxes to
- 09 County Taxes to
- 10 Assessments to
- 11
- 12
- 13
- 14
- 15

#### L. Paid Already by or on Behalf of Borrower at Closing

- 01 Deposit **Earnest Money Deposit**
- 02 Loan Amount
- 03 Existing Loan(s) Assumed or Taken Subject to
- 04

#### 05 Seller Credit ← **Buyer/Seller Credits**

#### Other Credits

- 06
- 07

#### Adjustments

- 08
- 09
- 10
- 11

#### Adjustments for Items Unpaid by Seller <-----Prorations----->

- 12 City/Town Taxes to
- 13 County Taxes to
- 14 Assessments to
- 15
- 16
- 17

### CALCULATION

- Total Due from Borrower at Closing (K)
- Total Paid Already by or on Behalf of Borrower at Closing (L)

**Cash to Close**  From  To Borrower

### SELLER'S TRANSACTION

#### M. Due to Seller at Closing

- 01 Sale Price of Property
- 02 Sale Price of Any Personal Property Included in Sale
- 03
- 04
- 05
- 06
- 07
- 08

#### Adjustments for Items Paid by Seller in Advance

- 09 City/Town Taxes to
- 10 County Taxes to
- 11 Assessments to
- 12
- 13
- 14
- 15
- 16

#### N. Due from Seller at Closing

- 01 Excess Deposit
- 02 Closing Costs Paid at Closing (J)
- 03 Existing Loan(s) Assumed or Taken Subject to
- 04 Payoff of First Mortgage Loan
- 05 Payoff of Second Mortgage Loan
- 06
- 07

#### **Seller Payoff(s)**

#### 08 Seller Credit

- 09
- 10
- 11
- 12
- 13

#### Adjustments for Items Unpaid by Seller

- 14 City/Town Taxes to
- 15 County Taxes to
- 16 Assessments to
- 17
- 18
- 19

### CALCULATION

- Total Due to Seller at Closing (M)
- Total Due from Seller at Closing (N)

**Cash**  From  To Seller

# Settlement Agent Provided Information for a Purchase Transaction

## Additional Information About This Loan

No Information Needed by Settlement Agent

### Loan Disclosures

#### Assumption

- If you sell or transfer this property to another person, your lender
- will allow, under certain conditions, this person to assume this loan on the original terms.
  - will not allow assumption of this loan on the original terms.

#### Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

#### Late Payment

If your payment is more than \_\_\_ days late, your lender will charge a late fee of \_\_\_\_\_

#### Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.

#### Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

| Escrow                                  |  |  |
|---|--|--|
| Escrowed Property Costs over Year 1     |  | Estimated total amount over year 1 for your escrowed property costs:   |
| Non-Escrowed Property Costs over Year 1 |  | Estimated total amount over year 1 for your non-escrowed property costs:<br><br>You may have other property costs. |
| Initial Escrow Payment                  |  | A cushion for the escrow account you pay at closing. See Section G on page 2.                                      |
| Monthly Escrow Payment                  |  | The amount included in your total monthly payment.   |

- will not have an escrow account because  you declined it  your

### Contact Information

Information for Real Estate Brokers and Settlement Agent

|                    | Lender | Mortgage Broker | Real Estate Broker (B) | Real Estate Broker (S) | Settlement Agent |
|--------------------|--------|-----------------|------------------------|------------------------|------------------|
| Name               |        |                 |                        |                        |                  |
| Address            |        |                 |                        |                        |                  |
| NMLS ID            |        |                 |                        |                        |                  |
| License ID         |        |                 |                        |                        |                  |
| Contact            |        |                 |                        |                        |                  |
| Contact NMLS ID    |        |                 |                        |                        |                  |
| Contact License ID |        |                 |                        |                        |                  |
| Email              |        |                 |                        |                        |                  |
| Phone              |        |                 |                        |                        |                  |

### 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

CLOSING DISCLOSURE

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