

# 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** 05/22/2002  
**Closing Date** 02/24/2007  
**Disbursement Date** 10/31/2006  
**Settlement Agent** Witty Dabnor  
**File #** O7C3V8X5H5M7A4A6H9K3  
**Property** 26 Sunbrook Court  
 New York City, NY 10045  
**Sale Price** \$ 248,301.45

## Transaction Information

**Borrower** Tremain Boken and Shelby De Avenell  
 40 Pepper Wood Crossing  
 Memphis, TN 38131  
**Seller** Saree Camier and Pattie Robbeke  
 4 Nancy Point  
 Waterbury, CT 06721  
**Lender** King, Stokes and Raynor

## Loan Information

**Loan Term** 20 years  
**Purpose** Purchase  
**Product** Fixed Rate  
**Loan Type**  Conventional  FHA  
 VA  \_\_\_\_\_  
**Loan ID #** 0534142973  
**MIC #** 2617125098

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$ 76,760.48	YES
<b>Interest Rate</b>	6.19%	NO
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 2,343.19	NO
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>	YES	* As high as \$2,488.54 if you pay off the loan during the first 3 years
<b>Balloon Payment</b>	NO	

Projected Payments	1-10	11-20	21-30	31-40
<b>Payment Calculation</b>				
Principal & Interest <i>only interest</i>	\$ 681.35	\$ 955.51	\$ 1,069.51	\$ 1,419.82
Mortgage Insurance	+ 226.40	+ 220.89	+ 0.00	+ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 180.27	+ 92.10	+ 127.54	+ 116.17
<b>Estimated Total Monthly Payment</b>	\$ 1,088.02	\$ 1,268.50	\$ 1,197.05	\$ 1,535.99
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time See page 4 for details</i>	\$ 226.59 a month	<b>This estimate includes</b> <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		<b>In escrow?</b> NO NO YES

Costs at Closing	
<b>Closing Costs</b>	\$ 48,430.67
<b>Cash to Close</b>	\$ 117,089.38

# 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>	<b>\$ 9,665.28</b>				
01 0.05 % of Loan Amount (Points)	\$ 1,127.06	\$ 527.32	\$ 441.73	\$ 453.80	\$ 117.53
02 Appraisal Fee	\$ 543.77	\$ 183.69	\$ 740.04	\$ 669.92	\$ 185.74
03 Survey Fee	\$ 694.36	\$ 533.53	\$ 460.26	\$ 507.43	\$ 696.42
04 Application Fee	\$ 244.04	\$ 704.60	\$ 662.75	\$ 398.27	\$ 533.61
05 Real Estate Commission	\$ 971.83	\$ 653.99	\$ 395.16	\$ 132.86	\$ 78.60
06 Flood Monitoring Fee	\$ 366.12	\$ 288.15	\$ 89.13	\$ 749.40	\$ 262.51
07 Tax Monitoring Fee	\$ 420.98	\$ 535.27	\$ 581.96	\$ 442.71	\$ 486.30
08 Lock-in Fee	\$ 1,394.78	\$ 475.79	\$ 704.78	\$ 292.94	\$ 201.78
<b>B. Services Borrower Did Not Shop For</b>	<b>\$ 4,448.46</b>				
01 Recording Fee to Wisozk, Koss and Cormier	\$ 109.43	\$ 343.21	\$ 28.27	\$ 108.27	\$ 88.26
02 Homeowners Insurance Premium to Thiel-Schmidt	\$ 138.07	\$ 284.96	\$ 154.43	\$ 83.51	\$ 65.13
03 Processing Fee to McClure-Doyle	\$ 199.10	\$ 348.76	\$ 114.46	\$ 90.95	\$ 57.93
04 Mortgage Insurance Premium to Hoeger Inc	\$ 338.24	\$ 77.43	\$ 107.66	\$ 181.09	\$ 137.50
05 Mortgage Broker Fee to Stamm, Hane and Feeney	\$ 342.17	\$ 246.11	\$ 27.70	\$ 162.78	\$ 108.95
06 Survey Fee to Koelpin-Price	\$ 230.47	\$ 170.61	\$ 196.58	\$ 36.80	\$ 109.17
07 Credit Report Fee to Rippin, Gorczany and Ritchie	\$ 62.89	\$ 251.25	\$ 157.94	\$ 140.27	\$ 155.85
08 Recording Fee to Kling-Heaney	\$ 160.51	\$ 208.23	\$ 154.60	\$ 91.89	\$ 167.33
09 Appraisal Fee to Senger LLC	\$ 300.87	\$ 161.12	\$ 31.23	\$ 36.20	\$ 199.78
10 Title - Insurance Binder to McKenzie, Kshlerin and Nicolas	\$ 317.45	\$ 157.58	\$ 81.53	\$ 153.43	\$ 165.64
<b>C. Services Borrower Did Shop For</b>	<b>\$ 13,152.95</b>				
01 Tax Reserves to Sanford, Daniel and Sauer	\$ 1,049.59	\$ 495.99	\$ 465.85	\$ 463.75	\$ 382.39
02 Homeowners Insurance to Bashirian Group	\$ 831.28	\$ 305.75	\$ 238.23	\$ 277.30	\$ 422.67
03 Credit Report Fee to Boyle-Renner	\$ 786.88	\$ 424.73	\$ 584.74	\$ 429.72	\$ 277.87
04 HOA Processing Fee to Kiehn-Williamson	\$ 832.71	\$ 319.82	\$ 299.15	\$ 432.23	\$ 659.07
05 Underwriting Fee to Schumm LLC	\$ 1,102.08	\$ 1,426.68	\$ 433.12	\$ 627.93	\$ 403.83
06 Mortgage Broker Fee to Hoppe-Waelchi	\$ 531.83	\$ 362.23	\$ 723.70	\$ 368.11	\$ 510.27
07 Flood Insurance to Goodwin Inc	\$ 853.25	\$ 1,171.05	\$ 191.39	\$ 629.54	\$ 109.41
08 Title - Lender's Title Insurance to Wisoky, Kertzmann and Johnston	\$ 1,421.72	\$ 1,237.36	\$ 180.84	\$ 718.55	\$ 728.78
<b>D. TOTAL LOAN COSTS (Borrower-Paid)</b>	<b>\$ 27,266.69</b>				
Loan Costs Subtotals (A + B + C)	\$ 15,371.48	\$ 11,895.21			
<b>Other Costs</b>					
<b>E. Taxes and Other Government Fees</b>	<b>\$ 510.90</b>				
01 Recording Fees Deed: \$ 38.43 Mortgage: \$ 132.68	\$ 171.11	\$ 119.00	\$ 137.56	\$ 61.32	\$ 153.83
02 Transfer Tax to West-Kessler	\$ 86.18	\$ 134.61	\$ 64.11	\$ 146.78	\$ 118.49
<b>F. Prepays</b>	<b>\$ 4,538.94</b>				
01 Homeowner's Insurance Premium (9 mo.) to Deckow-Tillman	\$ 547.33	\$ 139.12	\$ 671.44	\$ 273.47	\$ 734.69
02 Mortgage Insurance Premium (16 mo.) to Hamill-Stark	\$ 849.50	\$ 230.58	\$ 172.51	\$ 565.46	\$ 604.14
03 Prepaid Interest (\$ 13.26 per day from 12/26/08 to 12/15/13 )	\$ 1,406.64	\$ 399.65	\$ 559.41	\$ 201.19	\$ 339.33
04 Property Taxes (13 mo.) to Columbia County	\$ 559.15	\$ 406.97	\$ 669.46	\$ 650.17	\$ 630.97
05					
<b>G. Initial Escrow Payment at Closing</b>	<b>\$ 6,083.38</b>				
01 Homeowner's Insurance \$ 141.61 per month for 16 mo.	\$ 2,265.76				
02 Mortgage Insurance \$ 115.07 per month for 21 mo.	\$ 2,416.47				
03 Property Taxes \$ 79.32 per month for 17 mo.	\$ 1,348.44				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 52.71				
<b>H. Other</b>	<b>\$ 10,030.76</b>				
01 Attorney Fees to Reynolds-Mraz	\$ 1,399.96	\$ 314.49	\$ 2,195.54	\$ 932.84	\$ 159.52
02 Property Taxes to Powlowski Group	\$ 926.89	\$ 621.57	\$ 2,133.98	\$ 942.78	\$ 473.76
03 Tax Service Fee to Grady Inc	\$ 1,424.77	\$ 569.85	\$ 5,090.93	\$ 945.36	\$ 336.84
04 Survey Fee to Rogahn, Bechtelar and Lakin	\$ 632.71	\$ 695.70	\$ 4,240.45	\$ 491.36	\$ 121.65
05 Courier Fee/Postage Fee to Pfeffer, Mertz and Rutherford	\$ 637.60	\$ 226.47	\$ 5,422.76	\$ 831.09	\$ 625.08
06 Homeowners Insurance Premium to Huel and Sons	\$ 628.77	\$ 117.40	\$ 1,955.37	\$ 572.62	\$ 520.68
07 Tax Reserves to Goodwin Inc	\$ 717.85	\$ 626.34	\$ 4,855.70	\$ 633.25	\$ 591.14
08 Closing Protection Letter (CPL) to Heidenreich, Hodkiewicz and Feil	\$ 215.26	\$ 275.13	\$ 3,343.37	\$ 279.06	\$ 636.33
<b>I. TOTAL OTHER COSTS (Borrower-Paid)</b>	<b>\$ 21,163.98</b>				
Other Costs Subtotals (E + F + G + H)	\$ 16,287.10	\$ 4,876.88			
<b>J. TOTAL CLOSING COSTS (Borrower-Paid)</b>	<b>\$ 48,430.67</b>				
Closing Costs Subtotals (D + I)	\$ 31,658.58	\$ 16,772.09			
Lender Credits	\$ 291.55	\$ 452.25			

## 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)	\$ 39,713.15	\$ 48,430.67	NO
Closing Costs Paid Before Closing	-\$ 1,936.98	-\$ 465.69	YES Duis bibendum, felis sed interdum venenatis, turpis enim blandit mi, in porttitor pede
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,936.98	-\$ 465.69	YES Etiam vel augue. Vestibulum rutrum rutrum neque.
Down Payment/Funds from Borrower	-\$ 1,936.98	-\$ 465.69	NO
Deposit	-\$ 1,936.98	-\$ 465.69	YES In sagittis dui vel nisl. Duis ac nibh.
Funds for Borrower	-\$ 1,936.98	-\$ 465.69	NO
Seller Credits	-\$ 1,936.98	-\$ 465.69	YES Phasellus sit amet erat. Nulla tempus.
Adjustments and Other Credits	-\$ 1,936.98	-\$ 465.69	YES Nulla facilisi.
<b>Cash to Close</b>	<b>\$ 26,154.29</b>	<b>\$ 45,170.84</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>\$ 215,194.49</b>
01	Sale Price of Property	\$ 138,845.28
02	Sale Price of Any Personal Property Included in Sale	\$ 16,212.53
03	Closing Costs Paid at Closing (J)	\$ 48,430.67
04		
<b>Adjustments</b>		
05	Vivamus vel nulla eget eros elementum pellentesque.	\$ 1,670.19
06	Quisque erat eros, viverra eget, congue eget, semper rutrum	\$ 6,067.95
07	Maecenas tincidunt lacus at velit. Vivamus vel nulla eget eros	\$ 3,441.87
<b>Adjustments for Items Paid by Seller in Advance</b>		
08	City/Town Taxes 1/19/2013 to 7/17/2016	\$ 223.32
09	County Taxes 10/3/2009 to 11/27/2009	\$ 83.58
10	Assessments 6/18/2009 to 7/10/2016	\$ 219.10
11		
12		
13		
14		
15		

<b>L. Paid Already by or on Behalf of Borrower at Closing</b>		<b>\$ 98,105.11</b>
01	Deposit	\$ 7,233.76
02	Loan Amount	\$ 75,318.07
03	Existing Loan(s) Assumed or Taken Subject to	\$ 8,182.89
04		
05	Seller Credit	\$ 1,579.59
<b>Other Credits</b>		
06	Cras non velit nec nisi vulputate nonummy.	\$ 776.96
07	Curabitur in libero ut massa volutpat convallis.	\$ 904.39
<b>Adjustments</b>		
08	Pellentesque at nulla.	\$ 848.38
09	Ut tellus. Nulla ut erat id mauris vulputate elementum.	\$ 1,121.80
10	Aenean auctor gravida sem.	\$ 579.66
11	Curabitur at ipsum ac tellus semper interdum.	\$ 1,130.46
<b>Adjustments for Items Unpaid by Seller</b>		
12	City/Town Taxes 12/24/2011 to 8/16/2004	\$ 108.41
13	County Taxes 5/13/2016 to 9/3/2012	\$ 221.05
14	Assessments 12/9/2009 to 3/16/2012	\$ 99.69
15		
16		
17		

### CALCULATION

Total Due from Borrower at Closing (K)	\$ 215,194.49
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 98,105.11
<b>Cash to Close</b> <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	<b>\$ 117,089.38</b>

### SELLER'S TRANSACTION

<b>M. Due to Seller at Closing</b>		<b>\$ 142,631.63</b>
01	Sale Price of Property	\$ 138,845.28
02	Sale Price of Any Personal Property Included in Sale	\$ 3,407.94
03		
04		
05		
06		
07		
08		
<b>Adjustments for Items Paid by Seller in Advance</b>		
09	City/Town Taxes 2/15/2006 to 1/4/2010	\$ 133.43
10	County Taxes 9/14/2017 to 11/14/2002	\$ 154.45
11	Assessments 11/28/2006 to 8/3/2015	\$ 90.53
12		
13		
14		
15		
16		

<b>N. Due from Seller at Closing</b>		<b>\$ 274,607.57</b>
01	Excess Deposit	\$ 5,054.89
02	Closing Costs Paid at Closing (J)	\$ 13,886.57
03	Existing Loan(s) Assumed or Taken Subject to	\$ 7,170.32
04	Payoff of First Mortgage Loan	\$ 40,742.25
05	Payoff of Second Mortgage Loan	\$ 104,739.03
06		
07		
08	Seller Credit	\$ 102,423.35
09		
10		
11		
12		
13		
<b>Adjustments for Items Unpaid by Seller</b>		
14	City/Town Taxes 9/26/2007 to 8/23/2011	\$ 294.65
15	County Taxes 10/19/2011 to 1/15/2016	\$ 158.06
16	Assessments 12/12/2004 to 2/4/2017	\$ 138.45
17		
18		
19		

### CALCULATION

Total Due to Seller at Closing (M)	\$ 142,631.63
Total Due from Seller at Closing (N)	\$ 274,607.57
<b>Cash</b> <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	<b>-\$ 131,975.94</b>

# Additional Information About This Loan

## 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 5 days late, your lender will charge a late fee of 12% of the overdue principal and interest payment.

### 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, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

### Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

### Security Interest

You are granting a security interest in \_\_\_\_\_  
22 Fordem Park  
Santa Ana, CA 92705

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

### 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	\$ 1,181.89	Estimated total amount over year 1 for your escrowed property costs: euismod scelerisque quam lacus curabitur at ipsum
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs:  You may have other property costs.
Initial Escrow Payment	\$ 1,095.48	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 591.45	The amount included in your total monthly payment.

- will not have an escrow account because  you declined it  your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

### In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

## Loan Calculations

<b>Total of Payments.</b> Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$ 115,140.72
<b>Finance Charge.</b> The dollar amount the loan will cost you.	\$ 38,380.24
<b>Amount Financed.</b> The loan amount available after paying your upfront finance charge.	\$ 76,760.48
<b>Annual Percentage Rate (APR).</b> Your costs over the loan term expressed as a rate. This is not your interest rate.	6.190%
<b>Total Interest Percentage (TIP).</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	54.220%



**Questions?** If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

## Other Disclosures

### Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

### Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

### Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

### 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.

### Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

## Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
<b>Name</b>	Terry LLC	Fahey-Kris	Spencer Group	Gutmann-Dickens	Romaguera Inc
<b>Address</b>	17 Manley Court Hollywood, WI 33028	667 Gale Junction Sioux City, DC 51105	8 Jana Alley Green Bay, MI 54305	5 High Crossing Pass Washington, ND 20508	16575 Fordem Plaza Troy, CA 48098
<b>NMLS ID</b>	7658084215	8388170165	3489646761	3921943522	8057653326
<b>FL License ID</b>	0576557553	6553607687	1754002818	1583885510	0671190139
<b>Contact</b>	Sarette Riccardelli	Antony Moxsom	Karly Denzey	Jesus Bumpass	Seamus Duligal
<b>Contact NMLS ID</b>	4394627067	4311379903	5562653423	8729771213	7978454511
<b>Contact IA License ID</b>	8497868956	6801008734	7443729641	3268305091	2165303124
<b>Email</b>	sduligalo@bizjournals.com	sduligalo@linkedin.com	sduligalo@wp.com	sduligalo@spotify.com	sduligalo@youku.com
<b>Phone</b>	(917) 256-2573	(901) 931-2996	(203) 298-8095	(619) 996-3175	(954) 684-1824

## 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.



10/22/2010

Applicant Signature

Date



10/22/2010

Co-Applicant Signature

Date