

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 11/10/2009
Closing Date 03/22/2010
Disbursement Date 06/28/2005
Settlement Agent Lenee Olyunin
File # J8C8N0Z1J7P9G1J3U5K6
Property 63704 Mallard Drive
 South Bend, IN 46634
Sale Price \$ 63,412.41

Transaction Information

Borrower Joshua Gartin and Sarine Halversen
 0744 Trailsway Alley
 Shreveport, LA 71137
Seller Fritz Malec and Michelle Kubiak
 99579 Dawn Pass
 New York City, NY 10039
Lender Kling, Pfeffer and Welch

Loan Information

Loan Term 20 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 7601226422
MIC # 2392129319

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 230,999.36	YES
Interest Rate	4.25%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 975.56	YES
Does the loan have these features?		
Prepayment Penalty	NO	
Balloon Payment	NO	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 558.15	\$ 899.55	\$ 1,243.18	\$ 1,422.80
Mortgage Insurance	+ 165.05	+ 233.97	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 91.41	+ 95.52	+ 127.35	+ 177.76
Estimated Total Monthly Payment	\$ 814.61	\$ 1,229.04	\$ 1,370.53	\$ 1,600.56
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 221.03 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? NO NO YES

Costs at Closing	
Closing Costs	\$ 51,033.26
Cash to Close	\$ 170,696.80

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 14,164.52				
01 0.06 % of Loan Amount (Points)	\$ 860.62	\$ 1,329.87	\$ 717.76	\$ 486.46	\$ 443.37
02 Pest Inspection Fee	\$ 277.19	\$ 1,440.81	\$ 152.99	\$ 464.91	\$ 103.22
03 Title - Settlement Agent Fee	\$ 1,272.09	\$ 493.73	\$ 495.88	\$ 156.19	\$ 508.01
04 Mortgage Broker Fee	\$ 1,455.24	\$ 734.36	\$ 228.39	\$ 599.88	\$ 190.37
05 Pest Inspection Fee	\$ 733.84	\$ 328.68	\$ 741.19	\$ 264.70	\$ 351.11
06 Tax Monitoring Fee	\$ 588.43	\$ 598.29	\$ 113.54	\$ 442.30	\$ 200.12
07 Title Report/Title Insurance	\$ 1,077.68	\$ 787.47	\$ 328.74	\$ 415.01	\$ 629.89
08 Flood Certification	\$ 785.72	\$ 1,400.50	\$ 623.58	\$ 382.02	\$ 461.03
B. Services Borrower Did Not Shop For	\$ 3,883.70				
01 Lock-in Fee to Rodriguez Inc	\$ 120.07	\$ 276.36	\$ 64.88	\$ 196.13	\$ 56.02
02 Flood Insurance to Jenkins Inc	\$ 118.38	\$ 339.70	\$ 188.02	\$ 149.06	\$ 140.17
03 Processing Fee to Rowe LLC	\$ 297.46	\$ 213.40	\$ 103.19	\$ 48.12	\$ 194.93
04 Real Estate Commission to Barrows, Luetggen and Beier	\$ 240.85	\$ 158.33	\$ 180.60	\$ 35.23	\$ 165.73
05 Prepaid Interest to Paucek-Leffler	\$ 346.58	\$ 76.20	\$ 184.79	\$ 164.41	\$ 83.68
06 Mortgage Insurance to McGlynn Group	\$ 294.85	\$ 108.79	\$ 162.27	\$ 141.78	\$ 75.85
07 Recording Fee to Collier, Kunze and Auer	\$ 207.94	\$ 328.82	\$ 104.01	\$ 96.02	\$ 30.38
08 Notary Fee to Reynolds Inc	\$ 61.92	\$ 75.93	\$ 142.16	\$ 107.52	\$ 60.98
09 Title - Owner's Title Insurance to Feest LLC	\$ 148.04	\$ 175.87	\$ 112.30	\$ 161.31	\$ 193.27
10 Title - Title Search to Anderson Group	\$ 159.14	\$ 135.07	\$ 69.53	\$ 135.34	\$ 163.72
C. Services Borrower Did Shop For	\$ 12,888.74				
01 Discount Fee to Jerde-Reichel	\$ 309.50	\$ 670.58	\$ 252.77	\$ 417.08	\$ 521.60
02 Tax Status Research Fee to Welch and Sons	\$ 708.16	\$ 516.94	\$ 693.51	\$ 690.84	\$ 158.18
03 Transfer Taxes to Leannon-Runte	\$ 415.41	\$ 1,047.42	\$ 553.08	\$ 317.11	\$ 584.99
04 Courier Fee/Postage Fee to Will and Sons	\$ 513.46	\$ 1,449.31	\$ 301.06	\$ 76.02	\$ 209.81
05 Transfer Taxes to Schulist-Grimes	\$ 278.62	\$ 1,454.22	\$ 465.98	\$ 80.54	\$ 514.53
06 Title - Lender's Title Insurance to Tromp, Kovacek and Aufderhar	\$ 1,280.96	\$ 586.59	\$ 580.36	\$ 356.17	\$ 77.94
07 Transfer Taxes to Bechtelar Inc	\$ 359.01	\$ 1,189.76	\$ 693.85	\$ 398.10	\$ 392.97
08 Flood Certification to Sporer, Wilderman and Cummerata	\$ 1,254.69	\$ 854.11	\$ 235.76	\$ 129.05	\$ 87.77
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 30,936.96				
Loan Costs Subtotals (A + B + C)	\$ 14,165.85	\$ 16,771.11			
Other Costs					
E. Taxes and Other Government Fees	\$ 514.48				
01 Recording Fees Deed: \$ 53.34 Mortgage: \$ 142.15	\$ 195.49	\$ 91.18	\$ 67.94	\$ 114.54	\$ 99.34
02 Transfer Tax to Shields, Doyle and Predovic	\$ 78.43	\$ 149.38	\$ 80.83	\$ 97.29	\$ 76.79
F. Prepays	\$ 6,412.90				
01 Homeowner's Insurance Premium (11 mo.) to Stark-Berge	\$ 1,052.38	\$ 650.31	\$ 472.60	\$ 254.42	\$ 265.27
02 Mortgage Insurance Premium (11 mo.) to Hettinger Group	\$ 1,456.24	\$ 250.41	\$ 408.12	\$ 361.56	\$ 602.35
03 Prepaid Interest (\$ 13.61 per day from 7/15/11 to 9/17/06)	\$ 1,452.26	\$ 158.31	\$ 397.32	\$ 353.94	\$ 343.62
04 Property Taxes (10 mo.) to Hampshire County	\$ 1,193.65	\$ 199.34	\$ 433.02	\$ 535.37	\$ 502.24
05					
G. Initial Escrow Payment at Closing	\$ 4,956.09				
01 Homeowner's Insurance \$ 114.84 per month for 14 mo.	\$ 1,607.76				
02 Mortgage Insurance \$ 81.16 per month for 18 mo.	\$ 1,460.88				
03 Property Taxes \$ 96.85 per month for 16 mo.	\$ 1,549.60				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 337.85				
H. Other	\$ 8,212.83				
01 Survey Fee to Kunde, Breitenberg and Christiansen	\$ 265.63	\$ 729.61	\$ 1,929.28	\$ 852.75	\$ 687.33
02 Real Estate Commission to Streich-Stracke	\$ 414.40	\$ 507.16	\$ 3,641.60	\$ 314.49	\$ 83.52
03 Tax Status Research Fee to Reilly LLC	\$ 1,142.08	\$ 395.80	\$ 5,564.87	\$ 792.18	\$ 287.12
04 Notary Fee to Schmeler, Block and Trantow	\$ 1,115.45	\$ 99.10	\$ 3,826.53	\$ 320.90	\$ 193.87
05 Application Fee to McDermott Inc	\$ 626.79	\$ 241.42	\$ 523.08	\$ 423.22	\$ 482.80
06 Lock-in Fee to Koch-Eichmann	\$ 943.28	\$ 342.16	\$ 663.10	\$ 891.52	\$ 139.55
07 Transfer Taxes to Bode, Monahan and Herman	\$ 514.19	\$ 259.69	\$ 1,815.29	\$ 229.82	\$ 335.35
08 Tax Status Research Fee to Quitzon-Muller	\$ 170.33	\$ 445.74	\$ 3,927.66	\$ 472.21	\$ 469.00
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 20,096.30				
Other Costs Subtotals (E + F + G + H)	\$ 15,576.69	\$ 4,519.61			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 51,033.26				
Closing Costs Subtotals (D + I)	\$ 29,742.54	\$ 21,290.72			
Lender Credits	\$ 647.15	\$ 602.42			

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)	\$ 41,847.27	\$ 51,033.26	YES Ut tellus.
Closing Costs Paid Before Closing	-\$ 1,962.79	-\$ 317.17	YES Morbi quis tortor id nulla ultrices aliquet.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 1,962.79	-\$ 317.17	NO
Down Payment/Funds from Borrower	-\$ 1,962.79	-\$ 317.17	YES Quisque arcu libero, rutrum ac, lobortis vel, dapibus at, diam.
Deposit	-\$ 1,962.79	-\$ 317.17	YES Integer tincidunt ante vel ipsum.
Funds for Borrower	-\$ 1,962.79	-\$ 317.17	YES Donec odio justo, sollicitudin ut, suscipit a, feugiat et, eros.
Seller Credits	-\$ 1,962.79	-\$ 317.17	YES Vestibulum ante ipsum primis in faucibus orci luctus et ultrices posuere cubilia
Adjustments and Other Credits	-\$ 1,962.79	-\$ 317.17	YES Fusce consequat.
Cash to Close	\$ 28,107.74	\$ 48,813.07	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 325,523.74
01	Sale Price of Property	\$ 237,631.80
02	Sale Price of Any Personal Property Included in Sale	\$ 14,718.03
03	Closing Costs Paid at Closing (J)	\$ 51,033.26
04		
Adjustments		
05	Sed accumsan felis.	\$ 5,134.86
06	Fusce posuere felis sed lacus. Morbi sem mauris, laoreet	\$ 10,490.93
07	Nam congue, risus semper porta volutpat, quam pede	\$ 6,132.13
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 5/8/2008 to 3/9/2013	\$ 194.46
09	County Taxes 3/3/2004 to 9/8/2004	\$ 125.06
10	Assessments 6/22/2007 to 2/9/2011	\$ 63.21
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 154,826.94
01	Deposit	\$ 21,851.31
02	Loan Amount	\$ 113,933.31
03	Existing Loan(s) Assumed or Taken Subject to	\$ 10,346.00
04		
05	Seller Credit	\$ 2,128.79
Other Credits		
06	Vivamus metus arcu, adipiscing molestie, hendrerit at	\$ 1,105.19
07	Ut at dolor quis odio consequat varius.	\$ 891.11
Adjustments		
08	Maecenas pulvinar lobortis est. Phasellus sit amet erat.	\$ 1,054.43
09	Nullam molestie nibh in lectus. Pellentesque at nulla.	\$ 1,214.37
10	Quisque ut erat.	\$ 1,124.72
11	Nulla nisl.	\$ 635.87
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 6/10/2018 to 5/24/2009	\$ 152.09
13	County Taxes 6/3/2011 to 6/7/2016	\$ 150.24
14	Assessments 1/31/2006 to 9/13/2017	\$ 239.51
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 325,523.74
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 154,826.94
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 170,696.80

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 242,906.80
01	Sale Price of Property	\$ 237,631.80
02	Sale Price of Any Personal Property Included in Sale	\$ 4,972.37
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 7/21/2006 to 8/1/2012	\$ 79.82
10	County Taxes 11/4/2006 to 8/31/2010	\$ 85.56
11	Assessments 12/27/2017 to 4/5/2012	\$ 137.25
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 130,706.23
01	Excess Deposit	\$ 7,574.71
02	Closing Costs Paid at Closing (J)	\$ 14,032.55
03	Existing Loan(s) Assumed or Taken Subject to	\$ 6,144.89
04	Payoff of First Mortgage Loan	\$ 36,697.77
05	Payoff of Second Mortgage Loan	\$ 30,331.53
06		
07		
08	Seller Credit	\$ 35,078.28
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 1/30/2001 to 5/21/2005	\$ 266.36
15	County Taxes 1/5/2001 to 4/12/2008	\$ 315.60
16	Assessments 6/8/2016 to 12/6/2011	\$ 264.54
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 242,906.80
Total Due from Seller at Closing (N)	\$ 130,706.23
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$ 112,200.57

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 25 days late, your lender will charge a late fee of 11% of the monthly 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 _____

8 Farmco Way

Tucson, AZ 85720

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	\$ 2,452.71	Estimated total amount over year 1 for your escrowed property costs: erat eros eget tempus vel
Non-Escrowed Property Costs over Year 1	\$ 1,786.16	Estimated total amount over year 1 for your non-escrowed property costs: gravida nisi tortor quis turpis sed You may have other property costs.
Initial Escrow Payment	\$ 1,717.17	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 608.56	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

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$ 346,499.04
Finance Charge. The dollar amount the loan will cost you.	\$ 115,499.68
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 230,999.36
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	1.320%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	51.290%



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

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
Name	Weimann-Prohaska	Shanahan, Paucak and Schroeder	Mueller Inc	Heathcote-Wunsch	Brakus Inc
Address	0472 Jackson Plaza Cincinnati, TX 45208	60 Sachtjen Parkway Irvine, OR 92619	19 Spohn Place Dallas, TX 75397	4613 Meadow Valley Center Eugene, MO 97405	5 5th Center Dallas, AL 75379
NMLS ID	6260894932	5176810621	2228895038	0679261311	4259090079
OH License ID	0998759580	2721283890	6512469926	0990632318	0047754255
Contact	Stafford Swale	Audry Wingfield	Dania Backler	Karoly Hexter	Radcliffe Fourmy
Contact NMLS ID	3710075725	8372952666	5032533517	5622259531	4975067801
Contact CA License ID	3396454863	8818286560	3811420304	9719721427	2050059143
Email	rfourmyk@so-net.ne.jp	rfourmyk@xing.com	rfourmyk@twitpic.com	rfourmyk@accuweather.com	rfourmyk@princeton.edu
Phone	(574) 419-5299	(318) 128-0775	(212) 657-3416	(520) 153-1265	(513) 960-9995

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

10/15/2017

Date


Co-Applicant Signature

10/15/2017

Date