

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 05/01/2013
Closing Date 10/18/2016
Disbursement Date 03/26/2016
Settlement Agent Micheil Palfreeman
File # X6Z5R2M0V5S8P7X7R7N9
Property 3786 Manufacturers Center
 Oakland, CA 94611
Sale Price \$ 46,731.41

Transaction Information

Borrower Lauralee Propper and Zackariah Ivancevic
 441 David Crossing
 Columbus, OH 43215
Seller Mano Cusiter and Ryun Jiroutek
 55112 Forster Plaza
 Cincinnati, OH 45264
Lender Huel, Moore and Klocko

Loan Information

Loan Term 10 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA ipsum dolor
Loan ID # 3803476315
MIC # 6822640471

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 227,580.68	NO
Interest Rate	4.08%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,335.57	NO
Does the loan have these features?		
Prepayment Penalty	YES	* As high as \$2,456.38 if you pay off the loan during the first 4 years
Balloon Payment	YES	

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 641.47	\$ 795.43	\$ 1,139.06	\$ 1,288.69
Mortgage Insurance	+ 140.80	+ 135.87	+ 0.00	+ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 210.56	+ 109.99	+ 209.00	+ 226.43
Estimated Total Monthly Payment	\$ 992.83	\$ 1,041.29	\$ 1,348.06	\$ 1,515.12
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 220.27 a month	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other:		In escrow? NO YES NO

Costs at Closing	
Closing Costs	\$ 54,543.64
Cash to Close	\$ 80,555.99

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 14,427.50				
01 0.09 % of Loan Amount (Points)	\$ 951.60	\$ 712.75	\$ 704.04	\$ 297.95	\$ 677.93
02 Homeowners Insurance Premium	\$ 798.75	\$ 1,379.47	\$ 214.39	\$ 257.30	\$ 359.57
03 Wire Transfer Fee	\$ 819.02	\$ 791.97	\$ 744.13	\$ 285.55	\$ 262.93
04 Title - Lender's Title Insurance	\$ 1,031.06	\$ 280.55	\$ 236.19	\$ 406.16	\$ 177.90
05 Escrow Fee/Settlement Fee/Closing Fee	\$ 881.48	\$ 1,357.46	\$ 285.54	\$ 290.23	\$ 275.68
06 Flood Monitoring Fee	\$ 904.95	\$ 1,379.91	\$ 191.05	\$ 424.77	\$ 352.36
07 Home Inspection Fee	\$ 560.11	\$ 494.37	\$ 489.57	\$ 118.54	\$ 79.87
08 Flood Monitoring Fee	\$ 868.37	\$ 1,215.68	\$ 168.72	\$ 676.30	\$ 520.03
B. Services Borrower Did Not Shop For	\$ 4,323.08				
01 Home Warranty Fee to Bartoletti LLC	\$ 69.81	\$ 264.66	\$ 68.68	\$ 57.71	\$ 116.23
02 Pest Inspection Fee to Daugherty, Lemke and Kutch	\$ 226.68	\$ 215.17	\$ 143.05	\$ 51.78	\$ 73.85
03 Flood Insurance to Flatley, Orn and Wehner	\$ 281.09	\$ 299.13	\$ 129.67	\$ 109.95	\$ 107.38
04 Flood Insurance to Kunze Inc	\$ 51.16	\$ 325.50	\$ 131.52	\$ 181.13	\$ 104.83
05 HOA Processing Fee to Stanton, Rempel and Kovacek	\$ 333.33	\$ 193.57	\$ 65.83	\$ 30.19	\$ 86.61
06 Homeowners Insurance Premium to Crooks-Rogahn	\$ 96.37	\$ 235.25	\$ 53.05	\$ 180.83	\$ 63.19
07 Lock-in Fee to Kling Inc	\$ 284.22	\$ 183.79	\$ 45.07	\$ 185.54	\$ 29.10
08 Transfer Taxes to Schinner-O'Connell	\$ 280.02	\$ 297.50	\$ 97.32	\$ 119.09	\$ 71.08
09 Title - Settlement Agent Fee to Zboncak-Batz	\$ 244.24	\$ 67.20	\$ 93.77	\$ 184.10	\$ 103.29
10 Escrow Fee/Settlement Fee/Closing Fee to Ledner, Wiza and Simonis	\$ 171.45	\$ 202.94	\$ 95.54	\$ 97.99	\$ 81.09
C. Services Borrower Did Shop For	\$ 13,888.95				
01 Title - Lender's Title Insurance to Torphy Inc	\$ 678.56	\$ 1,123.40	\$ 395.11	\$ 603.54	\$ 89.16
02 Tax Reserves to Klocko-Jacobi	\$ 550.45	\$ 1,138.32	\$ 104.54	\$ 625.68	\$ 468.90
03 Underwriting Fee to Predovic, Jones and Morisette	\$ 603.76	\$ 530.22	\$ 257.68	\$ 285.35	\$ 310.89
04 Processing Fee to Dibbert, Gislason and Wolf	\$ 177.33	\$ 742.65	\$ 482.18	\$ 678.59	\$ 244.19
05 Transfer Taxes to Grimes Group	\$ 1,009.05	\$ 962.09	\$ 740.29	\$ 637.44	\$ 120.96
06 Recording Fee to Herman, Bergnaum and Cartwright	\$ 1,190.20	\$ 1,055.65	\$ 671.56	\$ 448.95	\$ 462.98
07 Flood Insurance to Schmitt-Bergnaum	\$ 955.91	\$ 626.76	\$ 138.96	\$ 307.94	\$ 182.59
08 Appraisal Fee to Kihn-Corkery	\$ 1,479.71	\$ 1,064.89	\$ 128.81	\$ 133.11	\$ 358.12
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 32,639.53				
Loan Costs Subtotals (A + B + C)	\$ 15,498.68	\$ 17,140.85			
Other Costs					
E. Taxes and Other Government Fees	\$ 422.97				
01 Recording Fees Deed: \$ 34.39 Mortgage: \$ 99.93	\$ 134.32	\$ 100.47	\$ 53.51	\$ 47.38	\$ 94.86
02 Transfer Tax to Strosin LLC	\$ 153.81	\$ 34.37	\$ 163.13	\$ 49.18	\$ 123.63
F. Prepays	\$ 4,928.46				
01 Homeowner's Insurance Premium (8 mo.) to Jaskolski, Hickle and Rice	\$ 1,145.66	\$ 257.62	\$ 346.44	\$ 329.03	\$ 596.46
02 Mortgage Insurance Premium (19 mo.) to Stamm and Sons	\$ 806.42	\$ 737.52	\$ 206.95	\$ 492.66	\$ 194.51
03 Prepaid Interest (\$ 8.87 per day from 12/15/10 to 3/16/08)	\$ 815.72	\$ 318.80	\$ 320.80	\$ 726.62	\$ 393.47
04 Property Taxes (20 mo.) to Kootenai County	\$ 679.03	\$ 167.69	\$ 403.49	\$ 664.42	\$ 244.27
05					
G. Initial Escrow Payment at Closing	\$ 6,399.82				
01 Homeowner's Insurance \$ 102.12 per month for 10mo.	\$ 1,021.20				
02 Mortgage Insurance \$ 112.54 per month for 24 mo.	\$ 2,700.96				
03 Property Taxes \$ 126.97 per month for 19mo.	\$ 2,412.43				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 265.23				
H. Other	\$ 10,152.86				
01 Mortgage Insurance Premium to Tromp-Parker	\$ 816.47	\$ 176.50	\$ 1,854.61	\$ 836.70	\$ 141.77
02 Flood Insurance to Stanton, Feest and D'Amore	\$ 816.62	\$ 556.14	\$ 2,231.19	\$ 357.22	\$ 604.13
03 Appraisal Fee to Wiza-Rohan	\$ 883.45	\$ 299.56	\$ 4,287.31	\$ 787.57	\$ 92.55
04 Pest Inspection Fee to Gusikowski Inc	\$ 678.97	\$ 194.47	\$ 3,696.07	\$ 922.87	\$ 406.95
05 Flood Certification to Gusikowski Group	\$ 385.47	\$ 738.52	\$ 2,011.86	\$ 489.85	\$ 275.19
06 Transfer Taxes to Powlowski, Little and Metz	\$ 1,167.98	\$ 391.80	\$ 772.06	\$ 543.06	\$ 635.93
07 Title - Insurance Binder to Ruecker, Buckridge and Armstrong	\$ 1,073.90	\$ 686.89	\$ 1,563.17	\$ 201.99	\$ 232.62
08 Escrow Fee/Settlement Fee/Closing Fee to Pfannerstill-Upton	\$ 544.96	\$ 741.16	\$ 5,242.24	\$ 655.46	\$ 202.09
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 21,904.11				
Other Costs Subtotals (E + F + G + H)	\$ 16,502.60	\$ 5,401.51			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 54,543.64				
Closing Costs Subtotals (D + I)	\$ 32,001.28	\$ 22,542.36			
Lender Credits	\$ 159.49	\$ 504.12			

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)	\$ 44,725.78	\$ 54,543.64	YES Morbi quis tortor id nulla ultrices aliquet.
Closing Costs Paid Before Closing	-\$ 604.87	-\$ 217.12	YES Morbi sem mauris, laoreet ut, rhoncus aliquet, pulvinar sed, nisl. Nunc rhoncus dui vel sem.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 604.87	-\$ 217.12	YES Duis bibendum, felis sed interdum venenatis, turpis enim blandit mi
Down Payment/Funds from Borrower	-\$ 604.87	-\$ 217.12	NO
Deposit	-\$ 604.87	-\$ 217.12	YES Nulla neque libero, convallis eget, eleifend luctus, ultricies eu, nibh.
Funds for Borrower	-\$ 604.87	-\$ 217.12	NO
Seller Credits	-\$ 604.87	-\$ 217.12	NO
Adjustments and Other Credits	-\$ 604.87	-\$ 217.12	NO
Cash to Close	\$ 40,491.69	\$ 53,023.80	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$ 150,247.22
01 Sale Price of Property	\$ 67,091.39
02 Sale Price of Any Personal Property Included in Sale	\$ 12,254.46
03 Closing Costs Paid at Closing (J)	\$ 54,543.64
04	
Adjustments	
05 In blandit ultrices enim.	\$ 3,663.27
06 Praesent lectus.	\$ 3,922.69
07 Maecenas pulvinar lobortis est.	\$ 8,390.03
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes 10/14/2017 to 6/30/2001	\$ 62.55
09 County Taxes 11/21/2004 to 3/2/2005	\$ 130.27
10 Assessments 10/7/2005 to 9/4/2004	\$ 188.92
11	
12	
13	
14	
15	
L. Paid Already by or on Behalf of Borrower at Closing	\$ 69,691.23
01 Deposit	\$ 3,960.44
02 Loan Amount	\$ 52,586.53
03 Existing Loan(s) Assumed or Taken Subject to	\$ 5,636.18
04	
05 Seller Credit	\$ 1,594.14
Other Credits	
06 Vestibulum ac est lacinia nisi venenatis tristique.	\$ 563.62
07 Nulla tempus.	\$ 888.44
Adjustments	
08 Duis bibendum.	\$ 967.09
09 Nulla mollis molestie lorem.	\$ 854.06
10 Mauris lacinia sapien quis libero.	\$ 1,122.10
11 Nullam orci pede, venenatis non, sodales sed	\$ 1,058.69
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes 5/7/2005 to 4/9/2014	\$ 154.50
13 County Taxes 11/13/2004 to 4/18/2014	\$ 64.17
14 Assessments 3/31/2003 to 4/1/2008	\$ 241.27
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$ 150,247.22
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 69,691.23
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 80,555.99

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$ 80,068.67
01 Sale Price of Property	\$ 67,091.39
02 Sale Price of Any Personal Property Included in Sale	\$ 12,630.08
03	
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes 1/12/2013 to 1/28/2005	\$ 92.53
10 County Taxes 2/12/2006 to 4/12/2012	\$ 120.17
11 Assessments 8/18/2002 to 3/22/2003	\$ 134.50
12	
13	
14	
15	
16	
N. Due from Seller at Closing	\$ 266,542.12
01 Excess Deposit	\$ 9,661.25
02 Closing Costs Paid at Closing (J)	\$ 8,285.73
03 Existing Loan(s) Assumed or Taken Subject to	\$ 5,063.19
04 Payoff of First Mortgage Loan	\$ 34,026.30
05 Payoff of Second Mortgage Loan	\$ 79,345.89
06	
07	
08 Seller Credit	\$ 129,617.25
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes 7/27/2004 to 4/1/2006	\$ 186.45
15 County Taxes 8/12/2014 to 7/8/2008	\$ 216.66
16 Assessments 9/30/2015 to 10/29/2002	\$ 139.40
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$ 80,068.67
Total Due from Seller at Closing (N)	\$ 266,542.12
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	-\$ 186,473.45

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 20 days late, your lender will charge a late fee of 2% 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 _____
 925 Lyons Point
 Fort Myers, FL 33906

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		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: 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 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	\$ 1,662.47	Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee	\$ 3,148.39	

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.	\$ 341,371.02
Finance Charge. The dollar amount the loan will cost you.	\$ 113,790.34
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 227,580.68
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	7.690%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	74.070%



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	Prosacco, Hintz and Funk	Haley-Terry	Cruikshank Group	Lind Group	Hahn, Goyette & Lindgren
Address	3 Bobwhite Junction Washington, IN 20566	783 Washington Court El Paso, SC 79950	66 Holy Cross Circle Terre Haute, CA 47812	1063 Texas Parkway Greenville, NY 29605	0 Anderson Trail San Bernardino, CA 92405
NMLS ID	5181526776	3050532411	6850351399	0069694994	9068063758
DC License ID	4472310706	1373685676	7039876572	4967111597	6558448775
Contact	Barbabas Kilban	Winnah Danbye	Isadore MacMenamy	Adrien Barke	Pansy Grayne
Contact NMLS ID	0843329158	0746520373	4527016395	1137748768	0937323777
Contact TX License ID	0143704899	0891531704	5368153228	9238393574	8281966711
Email	pgrayne1@berkeley.edu	pgrayne1@hatena.ne.jp	pgrayne1@twitter.com	pgrayne1@globo.com	grayne@creative.org
Phone	(415) 863-1024	(614) 532-3197	(513) 204-6441	(239) 237-4754	(202) 166-0116

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.

Charles Jacobson

04/24/2017

Applicant Signature

Date

The F. Smith Co.

04/24/2017

Co-Applicant Signature

Date