

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 01/31/2015
Closing Date 06/27/2003
Disbursement Date 03/14/2012
Settlement Agent Kipp Gouldstraw
File # G3C7Q4X4W7I7I0O4J9W3
Property 4 Sachs Park
 San Angelo, TX 76905
Sale Price \$ 73,731.11

Transaction Information

Borrower Eddie Kusick and Ody Boeck
 8427 Di Loreto Place
 Louisville, KY 40205
Seller Heall Spear and Ashia Janoch
 4 South Terrace
 Beaumont, TX 77713
Lender Heaney-Bruen

Loan Information

Loan Term 10 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA _____
Loan ID # 7212474362
MIC # 7728060943

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$ 235,587.95	NO
Interest Rate	6.51%	YES
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$ 1,607.13	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		YES

Projected Payments	1-10	11-20	21-30	31-40
Payment Calculation				
Principal & Interest <i>only interest</i>	\$ 571.64	\$ 798.67	\$ 1,208.84	\$ 1,304.13
Mortgage Insurance	+ 173.09	+ 185.97	+ 0.00	+ \$ 0.00
Estimated Escrow <i>Amount can increase over time</i>	+ 146.96	+ 147.11	+ 110.76	+ 167.24
Estimated Total Monthly Payment	\$ 891.69	\$ 1,131.75	\$ 1,319.60	\$ 1,471.37
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$ 186.37 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other:		In escrow? NO YES NO

Costs at Closing	
Closing Costs	\$ 49,309.91
Cash to Close	\$ 153,929.36

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges	\$ 14,489.25				
01 0.01 % of Loan Amount (Points)	\$ 984.56	\$ 965.99	\$ 443.84	\$ 663.21	\$ 626.31
02 Home Warranty Fee	\$ 1,131.03	\$ 1,183.83	\$ 278.03	\$ 361.82	\$ 160.30
03 Tax Service Fee	\$ 188.52	\$ 1,437.89	\$ 257.33	\$ 252.40	\$ 656.03
04 Underwriting Fee	\$ 770.35	\$ 954.39	\$ 277.16	\$ 637.48	\$ 594.40
05 Processing Fee	\$ 230.69	\$ 839.79	\$ 479.14	\$ 339.14	\$ 555.03
06 Credit Report Fee	\$ 1,222.03	\$ 666.20	\$ 434.77	\$ 298.92	\$ 735.38
07 Processing Fee	\$ 626.31	\$ 1,009.32	\$ 639.47	\$ 635.93	\$ 100.35
08 Flood Monitoring Fee	\$ 856.66	\$ 1,421.69	\$ 118.92	\$ 428.45	\$ 104.34
B. Services Borrower Did Not Shop For	\$ 3,782.54				
01 Title - Owner's Title Insurance to Powlowski LLC	\$ 86.82	\$ 111.00	\$ 123.55	\$ 181.98	\$ 78.53
02 Property Taxes to Mohr-Altenwerth	\$ 142.63	\$ 296.09	\$ 30.83	\$ 146.71	\$ 60.27
03 Discount Fee to Gislason and Sons	\$ 174.85	\$ 58.53	\$ 168.50	\$ 195.60	\$ 34.62
04 Mortgage Insurance Premium to Moore Inc	\$ 56.84	\$ 274.45	\$ 74.09	\$ 196.67	\$ 169.99
05 Recording Fee to Ritchie-Sipes	\$ 204.02	\$ 68.14	\$ 61.57	\$ 168.58	\$ 33.85
06 Home Warranty Fee to Rau Inc	\$ 262.52	\$ 215.09	\$ 108.63	\$ 88.72	\$ 148.11
07 Discount Fee to Beahan and Sons	\$ 132.56	\$ 280.79	\$ 74.54	\$ 115.65	\$ 197.51
08 Tax Monitoring Fee to Lockman, Toy and Adams	\$ 278.01	\$ 89.17	\$ 111.24	\$ 163.10	\$ 144.18
09 Title - Lender's Title Insurance to Smitham LLC	\$ 343.92	\$ 250.76	\$ 35.80	\$ 130.51	\$ 181.39
10 Appraisal Fee to Ernser, Wiegand and Daugherty	\$ 329.30	\$ 127.05	\$ 80.74	\$ 56.53	\$ 180.98
C. Services Borrower Did Shop For	\$ 11,539.32				
01 Credit Report Fee to Kuhic and Sons	\$ 1,016.25	\$ 187.54	\$ 702.54	\$ 292.22	\$ 518.21
02 Tax Reserves to Hauck, Kub and Mills	\$ 233.96	\$ 1,305.81	\$ 603.93	\$ 337.98	\$ 511.16
03 Homeowners Insurance Premium to Fritsch LLC	\$ 360.77	\$ 1,343.44	\$ 645.28	\$ 561.86	\$ 162.26
04 Recording Fee to Dach LLC	\$ 909.80	\$ 263.67	\$ 378.08	\$ 235.00	\$ 571.93
05 Recording Fee to Runolfsdottir-Spinka	\$ 340.80	\$ 776.73	\$ 621.98	\$ 522.77	\$ 684.19
06 Wire Transfer Fee to Skiles and Sons	\$ 162.89	\$ 817.76	\$ 359.15	\$ 169.50	\$ 411.77
07 Homeowners Insurance to Witting-Medhurst	\$ 357.63	\$ 720.96	\$ 677.66	\$ 703.74	\$ 250.48
08 Property Taxes to Murphy-Walter	\$ 1,471.53	\$ 1,269.78	\$ 468.69	\$ 573.69	\$ 251.19
D. TOTAL LOAN COSTS (Borrower-Paid)	\$ 29,811.11				
Loan Costs Subtotals (A + B + C)	\$ 12,875.25	\$ 16,935.86			
Other Costs					
E. Taxes and Other Government Fees	\$ 485.10				
01 Recording Fees Deed: \$ 40.73 Mortgage: \$ 120.30	\$ 161.03	\$ 140.41	\$ 50.84	\$ 64.28	\$ 80.13
02 Transfer Tax to Maggio-Osinski	\$ 31.44	\$ 152.22	\$ 114.38	\$ 114.32	\$ 158.14
F. Prepays	\$ 4,867.49				
01 Homeowner's Insurance Premium (18 mo.) to Jast, Lueilwitz and Howell	\$ 423.81	\$ 205.59	\$ 610.15	\$ 310.86	\$ 185.32
02 Mortgage Insurance Premium (20 mo.) to Green, Hirthe and Bruen	\$ 1,095.30	\$ 528.25	\$ 477.71	\$ 301.00	\$ 706.56
03 Prepaid Interest (\$ 15.42 per day from 8/10/01 to 11/22/02)	\$ 829.57	\$ 728.44	\$ 360.53	\$ 638.22	\$ 299.11
04 Property Taxes (12 mo.) to Columbia County	\$ 591.56	\$ 464.97	\$ 733.89	\$ 507.90	\$ 717.58
05					
G. Initial Escrow Payment at Closing	\$ 4,537.93				
01 Homeowner's Insurance \$ 87.29 per month for 7 mo.	\$ 611.03				
02 Mortgage Insurance \$ 118.61 per month for 18 mo.	\$ 2,134.98				
03 Property Taxes \$ 115.33 per month for 14 mo.	\$ 1,614.62				
04					
05					
06					
07					
08 Aggregate Adjustment	\$ 177.30				
H. Other	\$ 9,608.28				
01 Title Report/Title Insurance to Hagenes-Wiza	\$ 532.17	\$ 258.63	\$ 2,179.30	\$ 716.99	\$ 510.62
02 Survey Fee to Heathcote-Dickinson	\$ 1,473.05	\$ 203.90	\$ 1,703.65	\$ 447.38	\$ 587.53
03 Attorney Fees to Muller-O'Reilly	\$ 1,234.96	\$ 237.75	\$ 3,751.40	\$ 452.87	\$ 671.10
04 HOA Processing Fee to Nicolas, Hudson and Monahan	\$ 1,401.65	\$ 191.72	\$ 2,848.20	\$ 537.94	\$ 663.73
05 Closing Protection Letter (CPL) to Armstrong-Schneider	\$ 407.56	\$ 300.67	\$ 3,232.48	\$ 826.11	\$ 100.33
06 Tax Service Fee to Cronin Inc	\$ 439.38	\$ 531.10	\$ 511.08	\$ 934.78	\$ 166.55
07 Flood Certification to Padberg-Smitham	\$ 474.38	\$ 301.35	\$ 1,818.16	\$ 754.56	\$ 398.75
08 Title - Title Search to Watsica-Okuneva	\$ 881.73	\$ 738.28	\$ 4,601.45	\$ 377.58	\$ 449.04
I. TOTAL OTHER COSTS (Borrower-Paid)	\$ 19,498.80				
Other Costs Subtotals (E + F + G + H)	\$ 14,515.52	\$ 4,983.28			
J. TOTAL CLOSING COSTS (Borrower-Paid)	\$ 49,309.91				
Closing Costs Subtotals (D + I)	\$ 27,390.77	\$ 21,919.14			
Lender Credits	\$ 741.79	\$ 320.65			

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)	\$ 40,434.13	\$ 49,309.91	YES Aenean auctor gravida sem. Praesent id massa id nisl venenatis lacinia.
Closing Costs Paid Before Closing	-\$ 825.27	-\$ 1,875.38	YES Aliquam sit amet diam in magna bibendum imperdiet.
Closing Costs Financed (Paid from your Loan Amount)	-\$ 825.27	-\$ 1,875.38	YES Suspendisse potenti.
Down Payment/Funds from Borrower	-\$ 825.27	-\$ 1,875.38	NO
Deposit	-\$ 825.27	-\$ 1,875.38	NO
Funds for Borrower	-\$ 825.27	-\$ 1,875.38	NO
Seller Credits	-\$ 825.27	-\$ 1,875.38	NO
Adjustments and Other Credits	-\$ 825.27	-\$ 1,875.38	NO
Cash to Close	\$ 34,657.24	\$ 36,182.25	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing		\$ 290,085.02
01	Sale Price of Property	\$ 207,303.09
02	Sale Price of Any Personal Property Included in Sale	\$ 14,328.21
03	Closing Costs Paid at Closing (J)	\$ 49,309.91
04		
Adjustments		
05	Morbi quis tortor id nulla ultrices aliquet.	\$ 12,132.19
06	Curabitur in libero ut massa volutpat convallis.	\$ 4,331.89
07	Sed accumsan felis.	\$ 2,285.04
Adjustments for Items Paid by Seller in Advance		
08	City/Town Taxes 1/9/2009 to 4/7/2008	\$ 93.23
09	County Taxes 1/15/2001 to 3/20/2005	\$ 138.35
10	Assessments 2/7/2015 to 4/1/2015	\$ 163.11
11		
12		
13		
14		
15		

L. Paid Already by or on Behalf of Borrower at Closing		\$ 136,155.66
01	Deposit	\$ 22,750.63
02	Loan Amount	\$ 101,529.76
03	Existing Loan(s) Assumed or Taken Subject to	\$ 4,765.51
04		
05	Seller Credit	\$ 1,262.81
Other Credits		
06	Nulla tempus.	\$ 937.59
07	Donec posuere metus vitae ipsum. Aliquam non mauris.	\$ 875.34
Adjustments		
08	Suspendisse ornare consequat lectus.	\$ 1,006.92
09	Sed accumsan felis.	\$ 1,027.12
10	Suspendisse potenti.	\$ 1,046.45
11	Integer pede justo, lacinia eget, tincidunt eget, tempus vel, pede.	\$ 545.89
Adjustments for Items Unpaid by Seller		
12	City/Town Taxes 4/25/2011 to 1/29/2003	\$ 168.54
13	County Taxes 10/5/2009 to 10/2/2016	\$ 165.73
14	Assessments 11/26/2015 to 6/15/2004	\$ 73.37
15		
16		
17		

CALCULATION

Total Due from Borrower at Closing (K)	\$ 290,085.02
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$ 136,155.66
Cash to Close <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower	\$ 153,929.36

SELLER'S TRANSACTION

M. Due to Seller at Closing		\$ 213,943.80
01	Sale Price of Property	\$ 207,303.09
02	Sale Price of Any Personal Property Included in Sale	\$ 6,255.26
03		
04		
05		
06		
07		
08		
Adjustments for Items Paid by Seller in Advance		
09	City/Town Taxes 12/30/2003 to 10/21/2006	\$ 86.26
10	County Taxes 12/23/2003 to 5/21/2003	\$ 61.58
11	Assessments 8/7/2015 to 5/26/2003	\$ 237.61
12		
13		
14		
15		
16		

N. Due from Seller at Closing		\$ 122,344.75
01	Excess Deposit	\$ 2,833.02
02	Closing Costs Paid at Closing (J)	\$ 4,185.90
03	Existing Loan(s) Assumed or Taken Subject to	\$ 3,332.78
04	Payoff of First Mortgage Loan	\$ 35,183.76
05	Payoff of Second Mortgage Loan	\$ 57,801.44
06		
07		
08	Seller Credit	\$ 18,270.46
09		
10		
11		
12		
13		
Adjustments for Items Unpaid by Seller		
14	City/Town Taxes 11/22/2003 to 3/14/2017	\$ 125.61
15	County Taxes 8/9/2011 to 12/27/2013	\$ 268.70
16	Assessments 1/16/2017 to 1/2/2013	\$ 343.08
17		
18		
19		

CALCULATION

Total Due to Seller at Closing (M)	\$ 213,943.80
Total Due from Seller at Closing (N)	\$ 122,344.75
Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Seller	\$ 91,599.05

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 7% 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 _____

6751 Schlingen Alley

Memphis, TN 38168

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	\$ 225.21	Estimated total amount over year 1 for your escrowed property costs: sed ante ut nunc vestibulum ante
Non-Escrowed Property Costs over Year 1	\$ 633.48	Estimated total amount over year 1 for your non-escrowed property costs: interdum venenatis turpis enim est risus auctor You may have other property costs.
Initial Escrow Payment	\$ 1,757.25	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$ 625.53	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.	\$ 353,381.93
Finance Charge. The dollar amount the loan will cost you.	\$ 117,793.98
Amount Financed. The loan amount available after paying your upfront finance charge.	\$ 235,587.95
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.260%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	65.980%



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	Herzog, Feeney and McKenzie	Mitchell, McDermott and Kuphal	Rippin-Borer	Weber-Larson	Ryan, Cole and Purdy
Address	8 Independence Circle Cincinnati, CA 45249	0 Harper Place Huntington, SC 25716	84 Elmside Trail San Jose, DC 95194	22773 Vernon Avenue Charleston, AK 29411	4341 House Bay Pkwy Washington, CA 20319
NMLS ID	0182094746	8063596124	6871865425	1518876369	6970295041
OH License ID	4988430811	9223677442	4222299420	7238265264	4826376964
Contact	Brianna Barrow	Stern Cale	Aubrette Sharrock	Stan Du Fray	Alyson Halvorsen
Contact NMLS ID	3955979555	5002278870	2109318977	8779831103	0133441055
Contact WV License ID	7997138394	9174337729	3333398920	0882117278	7946342185
Email	ahalvorseng@webmd.com	ahalvorseng@sun.com	ahalvorseng@sakura.ne.jp	ahalvorseng@fc2.com	halvorsen@behance.net
Phone	(325) 731-6849	(502) 549-7578	(409) 908-0183	(901) 274-4231	(513) 267-7650

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.

Char. F. Hanman
Hanman Eng. Co.

09/15/2011

Applicant Signature

Date

Co-Applicant Signature

Date